

**EXPRESS TERMS  
FOR  
PROPOSED BUILDING STANDARDS  
OF THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGARDING THE ADOPTION BY REFERENCE OF THE  
2006 INTERNATIONAL BUILDING CODE (IBC) WITH PROPOSED AMENDMENTS INTO THE  
2007 CALIFORNIA BUILDING CODE (CBC)  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2**

The Department of Housing and Community Development (HCD) proposes to adopt the 2006 edition of the International Building Code (IBC) for codification and effectiveness into the 2007 edition of the California Building Code (CBC) as presented on the following pages, including any necessary amendments. HCD further proposes to:

- Repeal the 2001 edition of the California Building Code;
- Repeal amendments to the model codes that are no longer necessary, repeal or amend building standards that are not addressed by a model code;
- Relocate or codify existing adopted and necessary amendments to the model code into the format of the model code proposed for adoption, the action of which has no regulatory effect; adopt new necessary amendments to the model code proposed for adoption; and/or
- Adopt new building standards that are not addressed by the model code proposed for adoption

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**LEGEND FOR EXPRESS TERMS:**

1. Existing California amendments or code language being modified: All such language appears in *italics*, modified language is underlined or in ~~strikeout~~.
  2. New California amendments: All such language appears *underlined and in italics*.
  3. Repealed text: All such language appears in ~~strikeout~~.
  4. Notation: Authority and Reference citations are provided at the end of each chapter.
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**SPECIAL NOTE:** THIS RULEMAKING IS DIVIDED INTO FOUR ITEMS: ITEM #1: STRUCTURAL STANDARDS; ITEM #2: NON-STRUCTURAL STANDARDS; ITEM #3: ACCESSIBILITY STANDARDS; ITEM #4. STRAWBALE STANDARDS

**ITEM #2: NON-STRUCTURAL STANDARDS**

**[Chapters 1 – 4, 8, 10, 12, 13, 24 – 35 and Appendix Chapter 1, Appendices A – D, F – K]**

**REPEALED AMENDMENTS:**

*(Section 101.2, Purpose, 2001 CBC) ~~HCD 1 & HCD 2 & HCD 1/AC~~ The purpose of this Code is to establish the minimum requirements necessary to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, accessibility, use and occupancy, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.*

*(Section 101.4.1, Effective Date, 2001 CBC) ~~[For HCD 1 & HCD 2] Section 17958. Except as provided in Sections 17958.8 and 17958.9, any city or county may make changes in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations thereafter adopted pursuant to Section 17922 to amend, add, or repeal ordinances or regulations which impose the same requirements as are contained in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code or the other regulations adopted pursuant to Section 17922 or make changes or modifications in those requirements upon express findings pursuant to Sections 17958.5 and 17958.7. If any city or county does not amend, add, or repeal ordinances or regulations to impose those~~*

~~requirements or make changes or modifications in those requirements upon express findings, the provisions published in the California Building Standards Code or the other regulations promulgated pursuant to Section 17922 shall be applicable to it and shall become effective 180 days after publication by the California Building Standards Commission. Amendments, additions, and deletions to the California Building Standards Code adopted by a city or county pursuant to Section 17958.7, together with all applicable portions of the California Building Standards Code, shall become effective 180 days after publication of the California Building Standards Code by the California Building Standards Commission.~~

**101.11 [For HCD 1 & HCD 2] For** clarification purposes, the applicable subsection of the Health and Safety Code Section is repeated here for clarity and reads as follows:

~~**Section 18941.5.** Amendments, additions and deletions to the California Building Standards Code adopted by a city, county or city and county pursuant to Section 18941.5, together with all applicable portions of the California Building Standards Code, shall become effective 180 days after publication of the California Building Standards Code by the commission or at a later date after publication established by the commission.~~

~~(b) Neither the California Building Standards Law contained in this part, nor the application of building standards contained in this Section, shall limit the authority of a city, county or city and county to establish more restrictive building standards reasonably necessary because of local climatic, geological or topographical conditions. The governing body shall make the finding required by Section 17958.7 and the other requirements imposed by Section 17958.7 shall apply to that finding. Nothing in this Section shall limit the authority of fire protection districts pursuant to subdivision (a) of Section 13869.7. Further, nothing in this Section shall require findings required by Section 17958.8 beyond those currently required for more restrictive building standards related to housing.~~

**101.12 [For HCD 1 & HCD 2] Local Variances.** For clarification purposes, the applicable Sections of the Health and Safety Code are repeated here for clarity and read as follows:

~~**Section 17958.5.** Except as provided in Section 17922.6, in adopting the ordinances or regulations pursuant to Section 17958, a city or county may make such changes or modifications in the requirements contained in the provisions published in the California Building Standards Code and the other regulations adopted pursuant to Section 17922 as it determines, pursuant to the provisions of Section 17958.7, are reasonably necessary because of local climatic, geological or topographical conditions.~~

~~For purposes of this subdivision, a city and county may make reasonably necessary modifications to the requirements, adopted pursuant to Section 17922, contained in the provisions of the Code and regulations on the basis of local conditions.~~

~~**Section 17958.5 (b).** Neither the California Building Standards Law contained in this part, nor the application of building standards contained in this Section, shall limit the authority of a city, county or city and county to establish more restrictive building standards reasonably necessary because of local climatic, geological, or topographical conditions. The governing body shall make the finding required by Section 17958.7 and the other requirements imposed by Section 17958.7 shall apply to that finding. Nothing in this Section shall limit the authority of fire protection districts pursuant to subdivision (a) of Section 13869.7. Further, nothing in this Section shall require findings required by Section 17958.7 beyond those currently required for more restrictive building standards related to housing.~~

**101.13 [For HCD 1 & HCD 2, SFM] Annual Report.** For clarification purposes, the applicable subsection of the Health and Safety Code Section is repeated:

~~**Section 17958.5** Except as provided in Section 17922.6, in adopting the ordinances or regulations pursuant to Section 17958, a city or county may make such changes or modifications in the requirements contained in the provisions published in the California Building Standards Code and the other regulations adopted pursuant to Section 17922, as it determines, pursuant to the provisions of Section 17958.7, are reasonable necessary because of local climatic, geological, or topographical conditions.~~

~~For purposes of this subdivision, a city or county may make reasonably necessary modification to the requirements, adopted pursuant to Section 17922, contained in the provisions of the Code and regulations on the basis of local conditions~~

**101.14 [For HCD 1 & HCD 2] Findings, Filings and Rejections of Local Variances.** For clarification purposes, the applicable Section of the Health and Safety Code is repeated here for clarity and reads as follows:

**Section 17958.7.** (a) Except as provided in Section 17922.6, the governing body of a city or county, before making any modifications or changes pursuant to Section 17958.5, shall make an express finding that such modifications or changes are reasonably necessary because of local climatic, geological or topographical conditions. Such a finding shall be available as a public record. A copy of those findings, together with the modification or change expressly marked and identified to which each finding refers, shall be filed with the California Building Standards Commission. No modification or change shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission.

—(b) The California Building Standards Commission may reject a modification or change filed by the governing body of a city or county if no finding was submitted.

**101.17 Application.**

**Vesting Authority.** When adopted by a state agency, the provisions of this Code shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by the state legislature.

Following is a list of the state agencies that adopt building standards, the specific scope of application of the agency responsible for enforcement, and the specific statutory authority of each agency to adopt and enforce such provisions of building standards of this Code, unless otherwise stated:

**101.17.9 [For HCD 1] Department of Housing and Community Development.** Application—Hotels, motels, lodging houses, apartment houses, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing and factory-built housing and other types of dwellings containing sleeping accommodations with common toilet or cooking facilities.—Reference 101.17.14 SFM for fire and panic safety.

**101.17.9.1 [For HCD 1/AC] Department of Housing and Community Development.** Application—Multifamily dwelling units—including but not limited to lodging houses, dormitories, time-shares, condominiums, shelters for homeless persons, congregate residences, apartment houses, dwellings, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with common toilet or cooking facilities which are not subject to DSA/AC.

When the identification “HCD 1/AC” appears in this Code, it shall mean the following provision by the California Department of Housing and Community Development requires specific accommodations for persons with physical disabilities, as defined in Chapter 11A, of the California Code of Regulations, Title 24, Part 2, also known as the California Building Code. The application of such provisions shall apply only to Group R Occupancies which are newly-constructed covered multifamily dwellings as defined in Chapter 11A of the California Building Code, including, but not limited to, the following:

1. All newly-constructed covered multifamily dwellings as defined in Chapter 11A.
2. New common use areas as defined in Chapter 11A serving existing covered multifamily dwellings.
3. Additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling as defined in Chapter 11A.

These building standards generally do not apply to public accommodations such as hotels and motels. Public use areas, public accommodations, and housing which is publicly funded as defined in Chapter 2, Chapter 11A, and Chapter 11B of this Code are subject to the Division of the State Architect (DSA/AC) and are referenced in Section 109.1.

**101.17.10 [HCD 2] Department of Housing and Community Development.** Application—Permanent buildings, and permanent accessory buildings or structures, constructed within mobilehome parks and special occupancy parks that are under the control and ownership of the park operator.

**102.2 [For HCD 1] Authority to Enforce.** Subject to other provisions of law, for administration, enforcement, actions, proceedings, abatement, violations and penalties in structures subject to State

*Housing Law, refer to Health and Safety Code Sections 17910 through 17995.5 and California Code of Regulations, Title 25, Division 1, Chapter 1, commencing with Section 1.*

~~**102.2.1 [For HCD 2].** Subject to other provisions of law, for administrative, enforcement, actions, proceedings, abatement, inspections and penalties applicable to the Mobilehome Parks Act, refer to Health and Safety Code, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000.~~

**NOTE:** See Section 101.17.10.

~~**102.2.2 [For HCD 1].** Subject to other provisions of law, for administration, enforcement, actions, proceedings, violations and penalties applicable to the Employee Housing Act, refer to Health and Safety Code Sections 17000 through 17062.5 and California Code of Regulations, Title 25, Division 1, Chapter 1, commencing with Section 600.~~

~~**103.2 [For HCD 1] Actions and Proceedings.** Subject to other provisions of law, California Code of Regulations, Title 25, Division 1, Chapter 1 commencing with Section 1 and Health and Safety Code Sections 17980 through 17995.5 address punishments, penalties and fines for violations of building standards in structures subject to State Housing Law.~~

~~**103.2.1 [For HCD 2] Actions and proceedings.** Subject to other provisions of law, California Code of Regulations, Title 25 Division 1, Chapter 2 commencing with Section 1000 and Health and Safety Code Section 18700, addresses punishments, penalties and fines for violations of building standards subject to the Mobilehome Parks Act.~~

~~**103.2.2 [For HCD 1] Actions and proceedings.** Subject to other provisions of law, California Code of Regulations, Title 25, Division 1, Chapter 1 commencing with Section 600 and Health and Safety Code Sections 17060 through 17062.5 address punishments, penalties and fines for violations of building standards subject to the Employee Housing Act.~~

~~**104.1.1.4 [For HCD 1] General - Factory-Built Housing.** Refer to the Factory-Built Housing Law, California Health and Safety Code, Division 13, Part 6 commencing with Section 19960 and the California Code of Regulations, Title 25, Division 1, Chapter 3 commencing with Section 3000 for factory-built housing administrative and enforcement authority, permits, fees, violations, inspections and penalties.~~

**NOTE: [For HCD 1].** See Section 102.1.

~~**104.2.1.1 [For HCD 1] - Authority of City or County Building Departments.**~~

~~**104.2.1.1.2 [For HCD 2] General Mobilehome Parks Act.** Refer to the Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1, Article 1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000 for mobilehome park administrative and enforcement authority, permits, plans, fees, violations, inspections and penalties.~~

**NOTE: [For HCD 2].** See Section 101.17.10.

~~**104.2.1.1.3 [For HCD 1] General Employee Housing Act.** Refer to the Employee Housing Act, California Health and Safety Code, Division 13, Part 1, commencing with Section 17000 and California Code of Regulations, Title 25, Division 1, Chapter 1 commencing with Section 600 for employee housing administrative and enforcement authority, permits, fees, violations, inspections and penalties.~~

**NOTE: [For HCD 1].** See Section 101.17.9.

~~**106.4.2.1 [For HCD 1] Retention of Plans.**~~

**NOTE:** Reference Building Standards Law, Health and Safety Code Sections 19850 and 19851, for provisions related to permanent retention of plans.

~~**104.2.3.1 [For HCD 1 & HCD 2] Right of entry for enforcement.** Subject to other provisions of law, Health and Safety Code Sections and Subsections 17050 (i), 17970, 17971, 17972 and 18400 are repeated below for clarity and read as follows.~~

**Section 17050 (i).** The enforcement agency may:

~~(1) Enter public or private properties to determine whether there exists any employee housing to which this part applies.~~

~~(2) Enter and inspect all employee housing wheresoever situated, and inspect all accommodations, equipment, or paraphernalia connected therewith.~~

~~(3) Enter and inspect the land adjacent to the employee housing to determine whether the sanitary and other requirements of this part, the building standards published in the State Building Standards Code relating to employee housing, and the other rules and regulations adopted pursuant to this part have been or are being complied with.~~

**Section 17970.** Any officer, employee, or agent of an enforcement agency may enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of this part, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of this part which the enforcement agency has the power to enforce.

**Section 17971.** The owner, or authorized agent of any owner, of any building or premises may enter the building or premises whenever necessary to carry out any instructions, or perform any work required to be done pursuant to this part, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of this part.

**Section 17972.** No person authorized by this article to enter buildings shall enter any dwelling between the hours of 6 o'clock p.m. of any day and 8 o'clock a.m. of the succeeding day, without the consent of the owner or of the occupants of the dwelling, nor enter any dwelling in the absence of the occupants without a proper written order executed and issued by a court having jurisdiction to issue the order.

**Section 18400.** (a) The department shall enforce this part and the rules and regulations adopted pursuant to this part, except as provided in Section 18300.

(b) The officers or agents of the enforcement agency may do either of the following:

~~(1) Enter public or private property to determine whether there exists any park to which this part applies.~~

~~(2) Enter and inspect all parks, wherever situated, and inspect all accommodations, equipment, or paraphernalia used in connection therewith, including the right to examine any registers of occupants maintained therein in order to secure the enforcement of this part and the regulations adopted pursuant to this part.~~

#### **104.2.8 [For HCD 1 & HCD 2] Alternate for materials, design, tests and methods of construction**

**104.2.8.1 [For HCD 1] Alternate for materials, designs, tests and methods of construction.** Subject to other provisions of law, the method for approval of alternate materials, design, tests and methods of construction are set forth in State Housing Law, Health and Safety Code Section 17923 or Section 17951 (d) and California Code of Regulations, Title 25, Division 1, Chapter 1 commencing with Section 1.

**104.2.8.1.1 [For HCD 2] Alternate for materials, designs, tests and methods of construction.** Subject to other provisions of law, the method for approval of alternate materials, appliances, installation, device, arrangement, or method of construction are set forth in the Mobilehome Parks Act, Health and Safety Code Section 18305 and California Code of Regulations, Title 25, Division 1, Chapter 2 commencing with Section 1000.

**104.2.8.1.2 [For HCD 1] Alternate for materials, designs, tests and methods of construction.** Subject to other provisions of law, the method for approval of alternate materials, appliances, installation, device, arrangement, or method of construction are set forth in the Employee Housing Act, Health and Safety Code Section 17002 and California Code of Regulations, Title 25, Division 1, Chapter 1 commencing with Section 600.

**107.1.1 [For HCD 1] General** Subject to of laws, reference State Housing Law, Health and Safety Code, Division 13, Part 1.5, Section 17951 and California Code of Regulations, Title 25, Division 1, Chapter 1 commencing with Section 1 for the local enforcement agency's authority to prescribe fees.

**107.1.2 [For HCD 1] Plan Review and Time Limitations.** ~~Subject to other provisions of law, provisions related to plan checking, prohibition of excessive delays, and contracting with or employment of private parties to perform plan checking are set forth in State Housing Law, Health and Safety Code Section 17960.1, and for employee housing, Health and Safety Code Sections 17021 and 17055.~~

**108.1.1 [For HCD 1] Excavation and grading.** ~~Subject to other provisions of law, reference Health and Safety Code, Sections 17953, 17954, 17955, and California Code of Regulations, Title 25, Division 1, Chapter 1 commencing with Section 1 and Title 24, Part 2, Appendix Chapter 33, Excavation and Grading commencing with Section 3304.~~

**108.5.1 [For HCD 1] Required Inspections.** ~~The enforcing agency, upon notification, shall make the inspections prescribed by Sections 108.5.2, 108.5.3, 108.5.4, 108.5.5, 108.5.6, and 108.6.~~

**105.5.2 [For HCD 1] Foundation inspection.** ~~Inspection shall be made after excavations for footings is complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job site; however, where concrete is ready mixed in accordance with approved nationally recognized standards, the concrete need not be on the job site. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.~~

**108.5.3 [For HCD 1] Concrete slab or under floor inspection.** ~~Inspection shall be made after all in-slab or under floor reinforcing steel building service equipment, conduit, piping accessories and other ancillary equipment items are installed, but before any concrete is placed or floor sheathing installed, including the subfloor.~~

**108.5.4 [For HCD 1] Frame inspection.** ~~Inspection shall be made after the roof, roof deck or sheathing, all framing, fire blocking and bracing are in place and all conduits, plumbing pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, and heating wires, conduits, plumbing pipes and ducts are approved.~~

**108.5.5 [For HCD 1] Lath or gypsum board inspection.** ~~Inspection shall be made after all lathing and gypsum board, interior and exterior, are in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.~~

**108.5.6 [For HCD 1] Final inspection.** ~~Inspection shall be made after finish grading and the building is completed and ready for occupancy.~~

### **310.1 [For HCD] Group R Occupancies Defined**

**Division 3.** ~~Dwellings and those dwellings used for large family day care homes (as defined in Chapter 2, Section 205) and lodging houses. Licensing categories that may use this classification include, but are not limited to: Adult Day-care Facilities, Family Day-care Homes, Adult Day-support Center.~~

~~Congregate residences (each accommodating 10 persons or less).~~

~~For occupancy separations, see Table 3-B.~~

~~A complete Code for construction of detached one- and two-family dwellings is in Appendix Chapter 3, Division III, of this Code. When adopted, as set forth in Section 101.3, it will take precedence over the other requirements set forth in this Code.~~

**310.14 [For HCD 1] Existing Group R, Division 1 Occupancies.** ~~In accordance with Health and Safety Code Section 13143.2, the provisions of Sections 310.14.3 through 310.14.11 shall only apply to multistory structures existing on January 1, 1975, let for human habitation, including, and limited to, apartments, houses, hotels and motels wherein in which rooms used for sleeping are let above the ground floor.~~

**Exception:** ~~[For HCD 1] Any portion of an existing residential structure may be altered, repaired or rehabilitated, regardless of the value of the work or the duration of the construction period, without the entire structure being made to comply with the requirements of this chapter for new construction.~~

**Notes:** ~~[For HCD 1] 1. See Sections 17958.8 and 17958.9 of the Health and Safety Code for regulations governing the alteration and repair of existing and relocated buildings.~~

~~2. See Section 17920.3 of the Health and Safety Code for conditions that constitute a substandard building.~~

~~**310.14.1 [For HCD 1] Limited-density owner-built rural dwellings.** The provisions regulating the erection and construction of dwellings and appurtenant structures shall not apply to existing structures as to which construction is commenced or approved prior to the effective date of these regulations. Requirements relating to use, maintenance and occupancy shall apply to all dwellings and appurtenant structures approved for construction or constructed before or after the effective date of this chapter.~~

~~**1003.2.2.2.2 Areas without fixed seats.** For areas without fixed seats, the occupant load ~~[for HCD 1 & HCD 2]~~ permitted in any building or portion thereof shall not be less than the number determined by dividing the floor area under consideration by the ~~[for HCD 1 & HCD 2]~~ square-foot per occupant load factor assigned to the use for such area as set forth in Table 10-A.~~

~~**[For HCD 1 & HCD 2]** When the square-foot per occupant is not given for a particular occupancy, it shall be determined by the enforcing agency based on the area given for the occupancy which it most nearly resembles.~~

**1003.3.1 Doors.**

~~**[For HCD 1 & HCD 2] Egress from door.** Every exit door required by this Section shall give immediate access to an approved means of egress from the building.~~

~~**1003.3.1.2.1 [For HCD 2] Doors in folding partitions.** When permanently mounted folding or movable partitions are used to divide a room into smaller spaces, exits from these enclosures shall be provided as required under Section 1003.~~

(Heading located prior to Section 1003.3.1.6.1, 2001 CBC) The following California Sections replace the corresponding model Code Section for applications specified by law for the Department of Housing and Community Development and the Division of the State Architect/Access Compliance.

~~**1003.3.1.6.2 [For HCD 1 w/exceptions 1, 2 & 3] Level floor or landing.** There shall be a level and clear area on each side of an exit door and 44 inches (1118 mm) where the door swings away from the level and clear area. The level area shall have a length of at least 60 inches (1524 mm) in the direction of door swing as measured at right angles to the plane of the door in its closed.~~

**EXCEPTIONS:**

~~1. In Group R, Division 3 Occupancies and within individual units of Group R, Division 1 Occupancies, a door may open on the top step of a flight of stairs or an exterior landing, provided the door does not swing over the top step or exterior landing and the landing is not more than 7 1/2 inches (190 mm) below the floor level.~~

~~2. In Group R, Division 3 Occupancies, screen doors and storm doors may swing over stairs or steps.~~

~~3. In Group R, Division 3 Occupancies and private garages and sheds where a door opens over a landing, the landing shall have a length equal to the width of the door.~~

~~**1003.3.1.8 Type of lock or latch.** Regardless of the occupant load served, exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.~~

**EXCEPTIONS:** 1. In Groups A, Division 3; B; F; M and S Occupancies and in all churches, key-locking hardware may be used on the main exit where the main exit consists of a single door or pair of doors where there is a readily visible, durable sign on or adjacent to the door stating, **THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED.** The sign shall be in letters not less than 1 inch (25 mm) high on a contrasting background. When unlocked, the single door or both leaves of a pair of doors must be free to swing without operation of any latching device.

The use of this exception may be revoked by the building official ~~[for HCD 1 & HCD 2]~~ enforcing agency for due cause...

**3401.1 [For HCD 1 & HCD 1/AC] Scope.** ~~The provisions and statutes of Section 104.2.8.2 shall control moved buildings and the maintenance, alteration, repair, addition or change of occupancy to existing Group R occupancies, or buildings and structures accessory thereto as provided in Section 101.17.9.~~

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**AMENDMENTS:**

**CALIFORNIA CHAPTER 1\***

\* **[NOTE:** Chapter 1, §101, was provided by the California Building Standards Commission (CBSC)]

**GENERAL CODE PROVISIONS**

**SECTION 101**  
**GENERAL**

**101.1 Title.** These regulations shall be known as the California Building Code, may be cited as such and will be referred to herein as “this Code.” The California Building Code is part 2 of eleven parts of the official compilation and publication of the adoptions, amendment, and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part incorporates by adoption the 2006 International Building Code of the International Code Council with necessary California amendments.

**101.2 Purpose** The purpose of this Code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation, energy conservation, safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

**101.3 Scope.** The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings structures throughout the State of California.

**101.3.1 Non State Regulated Buildings, Structures, and Applications.** The provisions in Chapters 2 through 34 of the 2006 International Building Code of the International Code Council contained or referenced in this Code shall apply to all occupancies and applications not regulated by a state agency.

**EXCEPTION:** Local Modifications complying with Health and Safety Code Section 18938 (b) for Building Standards Law and Section 17950 for State Housing Law. See Section 101.7.

**101.3.2 State Regulated Buildings, Structures, and Applications.** The model Code provisions, and amendments to them, and/or provisions where there are no relevant model Code provisions shall apply to following buildings or structures regulated by state agencies as referenced in the Matrix Adoption Tables and as specified in Sections 102 through 113. When adopted by a state agency, the provisions of this Code shall be enforced by the appropriate enforcing agency, but only to extent of authority granted to such agency by the State Legislature.

NOTE: See Legend to distinguish the model Code provisions from the California provisions.

1. State owned buildings including buildings constructed by the Trustees of the California State University, and to the extent permitted by California laws, buildings designed and constructed by the Regents of the University of California regulated by the Building Standards Commission. See Section 102 for additional scope provisions.



2. Local detention facilities regulated by the Board of Correction. See Section 103 for additional scope provisions.
3. Barber shops, schools of cosmetology and electrology, acupuncture offices, pharmacies, veterinary facilities, structural pest controls regulated by the Department of Consumer Affairs. See Section 104 for additional scope provisions.
4. Energy efficiency standards regulated by the California Energy Commission. See Section 105 for additional scope provisions.
5. Dairies and places of meat inspection regulated by the Department of Food and Agriculture. See Section 106 ...
6. Organized camps, laboratory animal quarters, public swimming pools, radiation protection, commissaries serving mobile food preparation vehicles, and wild animal quarantine facilities regulated by the Department of Health Services. See Section 107 ....
7. Hotels, motels, lodging houses, apartment houses, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, Factory-Built housing, other types of dwellings containing sleeping accommodations with common toilets or cooking facilities. See Section 108...
8. Accommodations for persons with disabilities in buildings containing newly constructed covered multifamily dwellings, new common use spaces serving existing covered multifamily dwellings, additions to existing buildings where the addition alone meets the definition of a covered multifamily dwelling, and common-use spaces serving covered multifamily dwellings which are regulated by Department of Housing and Community Development. See Section 108...
9. Permanent buildings and permanent accessory buildings or structures constructed within mobile home parks and special occupancy parks regulated by the Department of Housing and Community Development. See Section 108 ...
10. Public accommodations for persons with disabilities regulated by the Division of the State Architect. See Section 109.1 for additional scope provisions.
11. Public elementary and secondary schools, community college buildings, and state-owned or state-leased essential service buildings regulated by the Division of the State Architect. See Section 109.2 for additional scope provisions
12. Qualified historical buildings and structures and their associated sites regulated by the State Historical Building Code Advisory Board with the Division of the State Architect. See Section 109.3 for additional scope provisions.
13. General acute care hospitals, acute psychiatric hospitals, skilled nursing and/or intermediate care facilities, clinics licensed by the Department of Health Services, and correctional treatment centers regulated by the Office of Statewide Health Planning and Development. See Section 108 for additional scope provisions.
14. Any building or structure used or intended for use as an asylum, jail, mental hospital, hospital, home for the elderly, children's nursery, children's home or institution, school or any similar occupancy of any capacity, any theater, dancehall, skating rink, auditorium, assembly hall, meeting hall, nightclub, fair building, or similar place of assemblage where 50 or more persons may gather together in a building, room or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation, or education, small family day care homes, large family day-care homes, residential facilities and residential facilities for the elderly, any state institution or other state-owned or state-occupied buildings, high rise structures, motion picture production studios, organized camps, hotels, motels, lodging houses, apartment houses, dwellings ... regulated by the Office of State Fire Marshal. See Section 111 for additional scope provisions.
15. Public libraries constructed and renovated using funds from the California Library Construction and Renovation Act of 1988 regulated by the State Librarian. See Section 112 for additional scope provisions.

16. Grey water systems regulated by the Department of Water Resources. See Section 113 for additional scope provisions.

**101.4 Appendices.** Provisions contained in the appendices of this Code shall not apply unless specifically adopted by a state agency or adopted by a local enforcing agency in compliance with Health and Safety Code Section 18938(b) for Building Standards Law and Health and Safety Code Section 17950 for State Housing Law. See Section 101.7.

**101.5** (Relocated from 2001 CBC 101.7) **Referenced Codes.** The Codes, standards and publications adopted and set forth in this Code, including other Codes, standards and publications referred to therein are, by title and date of publication, hereby adopted as standard referenced documents of this Code. When this Code does not specifically cover any subject related to building design and construction, recognized engineering practices shall be employed.

**101.6** (Relocated from 2001 CBC 101.8) **Non-Building Standards, Orders and Regulations.** Requirements contained in the International Building Code, or in any other referenced standard, Code or document, which are not building standards as defined in Section 18909, Health and Safety Code, shall not be construed as part of the provisions of this Code. For non-building standards, orders, and regulations, see other titles of the California Code of Regulations.

**101.7** (Relocated from 2001 CBC 101.9) **Order of Precedence and Use**

**101.7.1** (Relocated from 2001 CBC 101.9.1) **General.** In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern. Where a specific provision varies from a general provision, the specific provisions shall apply.

**101.8 City, county or city and county Amendments, Additions or Deletions**

The provisions of this Code do not limit the authority of city, county or city and county governments from establishing more restrictive reasonably necessary differences to the provisions contained in this Code pursuant to complying with the Section 101.8.1. The effective date of amendments, additions, or deletions to this Code of cities, counties, or city and counties file pursuant to Section 101.8.1 shall be the date filed. However, in no case shall the amendments, additions or deletions to this Code be effective any sooner than the effective date of this Code.

**101.8.1 Findings and Filings.**

1. The city, county or city and county shall make express finding for each amendment, addition or deletion based upon climatic, topographical, or geological conditions.

Exception: Hazardous building ordinances and programs mitigating unreinforced masonry buildings.

2. The city, county or city and county shall file the amendments, additions, deletions expressly marked and identified as to the applicable findings. City, county, city and county, and fire departments shall file the amendments, additions or deletions, and the findings with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.
3. Findings prepared by fire protection districts shall be ratified by the local the city, county or city and county and filed with the California Department of Housing and Community Development at 1800 3<sup>rd</sup> Street, Room 260, Sacramento, CA 95814.

**101.9** (Relocated from 2001 CBC 101.4) **Effective Date of this Code.** Only those standards approved by the California Building Standards Commission and that are effective at the time an application for building permit is submitted shall apply to the plans and specifications for, and to the construction performed under, that permit. For the effective dates of the provisions contained in this Code see the History Note page of this Code.

**101.10 Availability of Codes.** At least one copy of the entire Title 24, 8, 19, 20, and 25 with all revisions shall be maintained in the office of the building official responsible for the administration an enforcement of this Code. See Health and Safety Code Section 18942 (d) (1) & (2).

**101.11 Format.** This part fundamentally adopts the International Building Code by reference on a chapter-by-chapter basis. Such adoption is reflected in the Matrix Adoption Table of each chapter of this part. When the Matrix Adoption Tables make no reference to a specific chapter of the International Building Code, such chapter of the International Building Code is not adopted as a portion of this Code.

**101.12 Validity.** If any chapter Section, subsection, sentence, clause or phrase of this Code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this Code.

## **SECTION 108**

### **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

**108.1 Purpose.** The purpose of this Code is to establish the minimum requirements necessary to protect the health, safety and general welfare of the occupant and the public by governing accessibility, erection, construction, enlargement, conversion, alteration, repair, moving, removal, demolition, occupancy, use, height, court, area, sanitation, ventilation, maintenance, safety to life and property from fire and other hazards attributed to the built environment.

## **SECTION 108.2**

### **AUTHORITY AND ABBREVIATIONS**

**108.2.1 General.** The Department of Housing and Community Development is authorized by law to promulgate and adopt building standards and regulations for several types of building applications. These applications are grouped and identified by abbreviation in the Matrix Adoption Tables to show which model Code sections and amendments are applicable to each application. The applications under the authority of the Department of Housing and Community Development are listed in Sections 108.2.1.1 through 108.2.1.3.

**108.2.1.1 Housing Construction.** Application - Hotels, motels, lodging houses, apartment houses, dwellings, dormitories, condominiums, shelters for homeless persons, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities, and uses thereto. Sections of this Code which pertain to applications listed in this Section are identified in the Matrix Adoption Table using the abbreviation "HCD 1".

Enforcing Agency-Local building department or the Department of Housing and Community Development.  
Authority Cited-Health and Safety Code Sections 17921, 17922 and 19990.

Reference-Health and Safety Code Sections 17000 through 17060, 17910 through 17990, and 19960 through 19997.

**108.2.1.2 Housing Accessibility.** Application- Covered multifamily dwelling units as defined in Chapter 11A including, but not limited to, lodging houses, dormitories, time-shares, condominiums, shelters for homeless persons, congregate residences, apartment houses, dwellings, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities.

Sections of this Code identified in the Matrix Adoption Table by the abbreviation "HCD 1/AC" require specific accommodations for persons with physical disabilities, as defined in Chapter 11A. The application of such provisions shall be in conjunction with other requirements of this Code and apply only to Group R Occupancies which are newly constructed covered multifamily dwellings as defined in Chapter 11A of the California Building Code. "HCD 1/AC" applications include, but are not limited to, the following:

1. All newly constructed covered multifamily dwellings as defined in Chapter 11A.
2. New common use areas as defined in Chapter 11A serving existing covered multifamily dwellings.
3. Additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling as defined in Chapter 11A.
4. Common use areas serving covered multifamily dwellings.

HCD 1A/C building standards generally do not apply to public use areas or public accommodations such as hotels and motels. Public use areas, public accommodations, and housing which is publicly funded as defined in Chapter 2, Chapter 11A, and Chapter 11B of this Code are subject to the Division of the State Architect (DSA/AC) and are referenced in Section 109.1.

Enforcing Agency-Local building department or the Department of Housing and Community Development.  
Authority Cited-Health and Safety Code Sections 17921, 17922, 19990 and Government Code Section 12955.1.

Reference-Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 19960 through 19997 and Government Code Section 12955.1.

**108.2.1.3 Permanent Buildings in Mobilehome Parks and Special Occupancy Parks.** Application - Permanent buildings, and permanent accessory buildings or structures, constructed within mobilehome parks and special occupancy parks that are under the control and ownership of the park operator. Sections of this Code which pertain to applications listed in this Section are identified in the Matrix Adoption Table using the abbreviation "HCD 2".

Enforcing Agency-Local building department or other local agency responsible for the enforcement of Health and Safety Code Division 13, Part 2.1 commencing with Section 18200 for Mobilehome Parks and Health and Safety Code Division 13, Part 2.3 commencing with Section 18860 for Special Occupancy Parks or the Department of Housing and Community Development.

Enforcing Agency-Local building department or other local agency responsible for the enforcement of Health and Safety Code Division 13, Part 2.1 commencing with Section 18200.

Authority Cited: Health and Safety Code Sections 18300 and 18865.

Reference: Health and Safety Code Sections 18200 through 18700 and 18860 through 18874.

### **SECTION 108.3** **LOCAL ENFORCING AGENCY**

**108.3.1 Duties and Powers.** The building department of every city, county or city and county shall enforce all the provisions of law, this Code, and the other rules and regulations promulgated by the Department of Housing and Community Development pertaining to the installation, erection, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition, or arrangement of apartment houses, hotels, and dwellings, including accessory buildings, facilities, and uses thereto.

The provisions regulating the erection and construction of dwellings and appurtenant structures shall not apply to existing structures as to which construction is commenced or approved prior to the effective date of these regulations. Requirements relating to use, maintenance and occupancy shall apply to all dwellings and appurtenant structures approved for construction or constructed before or after the effective date of this Code.

**108.3.2 Laws, Rules, and Regulations.** Other than the building standards contained in this Code, and notwithstanding other provisions of law, the statutory authority and location of the laws, rules, and regulations to be enforced by local enforcing agencies are listed by statute in Sections 108.3.2.1 through 108.3.2.5 below:

**108.3.2.1 State Housing Law.** Refer to the State Housing Law, California Health and Safety Code, Division 13, Part 1.5 commencing with Section 17910, and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 1, commencing with Section 1, for the erection, reconstruction, movement, enlargement, conversion, alteration, repair, removal, demolition, or arrangement of apartment houses, hotels, and dwellings, including accessory buildings, facilities, and uses thereto.

**108.3.2.2 Mobilehome Parks Act.** Refer to the Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1, Article 1, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with Section 1000 for mobilehome park administrative and enforcement authority, permits, plans, fees, violations, inspections and penalties both within and outside mobilehome parks.

**Exception:** Mobilehome parks where the Department of Housing and Community Development is the enforcing agency.

**108.3.2.3 Special Occupancy Parks Act.** Refer to the Special Occupancy Parks Act, California Health and Safety Code, Division 13, Part 2.3, commencing with Section 18860 and California Code of Regulations, Title 25, Division 1, Chapter 2.2, Article 1, commencing with Section 2000 for special occupancy park administrative and enforcement authority, permits, fees, violations, inspections and penalties both within and outside of special occupancy parks.

**Exception:** Special occupancy parks where the Department of Housing and Community Development is the enforcing agency.

**108.3.2.4 Employee Housing Act.** Refer to the Employee Housing Act, California Health and Safety Code, Division 13, Part 1, commencing with Section 17000 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3, Article 1, commencing with Section 600 for employee housing administrative and enforcement authority, permits, fees, violations, inspections and penalties.

**108.3.2.5 Factory-Built Housing.** Refer to the Factory-Built Housing Law, California Health and Safety Code, Division 13, Part 6 commencing with Section 19960 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, Article 1, commencing with Section 3000 for factory-built housing administrative and enforcement authority, permits, fees, violations, inspections and penalties.

#### **SECTION 108.4** **PERMITS, FEES, APPLICATIONS AND INSPECTIONS**

**108.4.1 Permits.** A written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, moving, or alteration of any building or structure.

**Exceptions:**

1. Work exempt from permits as specified in Appendix Chapter 1, Section 105.2.
2. Changes, alterations, or repairs of a minor nature not affecting structural features, egress, sanitation, safety or accessibility as determined by the enforcing agency.

Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of other provisions of law or this Code.

**108.4.2 Fees.** Subject to other provisions of law, the governing body of any city, county or city and county may prescribe fees to defray the cost of enforcement of rules and regulations promulgated by the Department of Housing and Community Development. The amount of the fees shall not exceed the amount reasonably necessary to administer or process permits, certificates, forms, or other documents, or to defray the costs of enforcement. For additional information, see State Housing Law, Health and Safety Code, Division 13, Part 1.5, Section 17951 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 3, commencing with Section 6.

**108.4.3 Plan Review and Time Limitations.** Subject to other provisions of law, provisions related to plan checking, prohibition of excessive delays, and contracting with or employment of private parties to perform plan checking are set forth in State Housing Law, Health and Safety Code Section 17960.1, and for employee housing, in Health and Safety Code Section 17021.

**108.4.3.1 Retention of Plans.** The building department of every city, county or city and county shall maintain an official copy, microfilm, or electronic or other type of photographic copy of the plans of every building, during the life of the building, for which the department issued a building permit.

**Exceptions:**

1. Single or multiple dwellings not more than two stories and basement in height.
2. Garages and other structures appurtenant to buildings listed in exception (1).
3. Farm or ranch buildings appurtenant to buildings listed in exception (1).

4. Any one-story building where the span between bearing walls does not exceed 25 feet, except a steel frame or concrete building.

All plans for common interest developments as defined in Section 1351 of the California Civil Code shall be retained. For additional information regarding plan retention and reproduction of plans by an enforcing agency, see Health and Safety Code Sections 19850 and 19851.

**108.4.4 Inspections.** Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or other regulations of the Department of Housing and Community Development. Required inspections are listed in Appendix Chapter 1, Section 109.3.1 through 109.3.6, 109.3.8, 109.3.9 and 109.3.10.

## **SECTION 108.5**

### **RIGHT OF ENTRY FOR ENFORCEMENT**

**108.5.1 General.** Subject to other provisions of law, officers and agents of the enforcing agency may enter and inspect public and private properties to secure compliance with the rules and regulations promulgated by the Department of Housing and Community Development. For limitations and additional information regarding enforcement, see the following:

1. For applications subject to State Housing Law as referenced in Section 108.3.2.1 of this Code, refer to Health and Safety Code Sections 17970 through 17972 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

2. For applications subject to the Mobilehome Parks Act as referenced in Section 108.3.2.2 of this Code, refer to the Health and Safety Code, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2.

3. For applications subject to the Special Occupancy Parks Act as referenced in Section 108.3.2.3 of this Code, refer to the Health and Safety Code, commencing with Section 18860 and California Code of Regulations, Title 25, Division 1, Chapter 2.2.

4. For applications subject to the Employee Housing Act as referenced in Section 108.3.2.4 of this Code, refer to Health and Safety Code Section 17052 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3.

5. For applications subject to the Factory-Built Housing Act as referenced in Section 108.3.2.5 of this Code, refer to Health and Safety Code Sections 19960 through 19997 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1.

## **SECTION 108.6**

### **LOCAL MODIFICATION BY ORDINANCE OR REGULATION**

**108.6.1 General.** Subject to other provisions of law, a city, county or city and county may make changes to the provisions adopted by the Department of Housing and Community Development. If any city, county or city and county does not amend, add, or repeal by local ordinances or regulations the provisions published in this Code or other regulations promulgated by the Department of Housing and Community Development, those provisions shall be applicable and shall become effective 180 days after publication by the California Building Standards Commission. Amendments, additions, and deletions to this Code adopted by a city, county or city and county pursuant to California Health and Safety Code Sections 17958.7 and 18941.5, together with all applicable portions of this Code, shall also become effective 180 days after publication of the California Building Standards Code by the California Building Standards Commission.

**108.6.2 Findings, Filings, and Rejections of Local Modifications.** Prior to making any modifications or establishing more restrictive building standards, the governing body shall make express findings and filings, as required by California Health and Safety Code Section 17958.7, showing that such modifications are reasonably necessary due to local climatic, geological, or topographical conditions. No modification shall become effective or operative unless the following requirements are met:

1. The express findings shall be made available as a public record.
2. A copy of the modification and express finding, each document marked to cross-reference the other, shall be filed with the California Building Standards Commission for cities, counties, or cities and counties, and with the Department of Housing and Community Development for fire protection districts.
3. The California Building Standards Commission has not rejected the modification or change.

Nothing in this Section shall limit the authority of fire protection districts pursuant to California Health and Safety Code Section 13869.7 (a).

#### **SECTION 108.7** **ALTERNATE MATERIALS, DESIGNS, TESTS AND METHODS OF CONSTRUCTION**

**108.7.1 General.** The provisions of this Code as adopted by the Department of Housing and Community Development are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design or method of construction not specifically prescribed by this Code. Consideration and approval of alternates shall comply with Section 108.7.2 for local building departments and Section 108.7.3 for the Department of Housing and Community Development.

**108.7.2 Local Building Departments.** The building department of any city, county or city and county may approve alternates for use in the erection, reconstruction, movement, enlargement, conversion, alteration, repair, removal or demolition of an apartment house, hotel, motel, dwelling, or an accessory structure, except for the following:

1. Structures located in mobilehome parks as defined in California Health and Safety Code Section 18214.
2. Structures located in special occupancy parks as defined in California Health and Safety Code Section 18862.43.
3. Factory-built housing as defined in California Health and Safety Code Section 19971.

**108.7.2.1 Approval of Alternates.** The consideration and approval of alternates by a local building department shall comply with the following procedures and limitations:

1. The approval shall be granted on a case-by-case basis.
2. Evidence shall be submitted to substantiate claims that the proposed alternate, in performance, safety, and protection of life and health, conforms to, or is at least equivalent, to the standards contained in this Code and other rules and regulations promulgated by the Department of Housing and Community Development.
3. The building department may require tests performed by an approved testing agency at the expense of the owner or owner's agent as proof of compliance.
4. If the proposed alternate is related to accessibility in covered multifamily dwellings or in facilities serving covered multifamily dwellings as defined in Chapter 11A, the proposed alternate must also meet the threshold set for "EQUIVALENT FACILITATION" as defined in Chapter 11A.

For additional information regarding approval of alternates by a building department pursuant to the State Housing Law, see California Health and Safety Code Section 17951(e) and California Code Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

**108.7.3 Department of Housing and Community Development.** The Department of Housing and Community Development may approve alternates for use in the erection, reconstruction, movement, enlargement, conversion, alteration, repair, removal or demolition of an apartment house, hotel, motel, dwelling, or an accessory thereto. The consideration and approval of alternates shall comply with the following:

1. The department may require tests at the expense of the owner or owner's agent to substantiate compliance with the California Building Standards Code.

2. The approved alternate shall, for its intended purpose, be at least equivalent in performance and safety to the materials, designs, tests, or methods of construction prescribed by this Code.

## **SECTION 108.8**

### **APPEALS BOARD**

**108.8.1 General.** Every city, county or city and county shall establish a local appeals board and a housing appeals board. The local appeals board and housing appeals board shall each be comprised of at least five voting members that shall serve at the pleasure of the city, county or city and county. Appointments shall not be employees of the jurisdiction and shall consist of members who are qualified and specifically knowledgeable in the California Building Standards Codes and applicable local ordinances.

**108.8.2 Definitions.** The following terms shall for the purposes of this section have the meaning shown.

**Housing Appeals Board.** The board or agency of a city, county or city and county which is authorized by the governing body of the city, county or city and county to hear appeals regarding the requirements of the city, county or city and county relating to the use, maintenance, and change of occupancy of buildings and structures, including requirements governing alteration, additions, repair, demolition, and moving. In any area in which there is no such board or agency, "housing appeals board" means the local appeals board having jurisdiction over the area.

**Local Appeals Board.** The board or agency of a city, county or city and county which is authorized by the governing body of the city, county or city and county to hear appeals regarding the building requirements of the city, county or city and county. In any area in which there is no such board or agency, "local appeals board" means the governing body of the city, county or city and county having jurisdiction over the area.

**108.8.3 Appeals.** Except as otherwise provided in law, any person, firm, or corporation adversely affected by a decision, order, or determination by a city, county or city and county relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any lawfully enacted ordinance by a city, county or city and county, may appeal the issue for resolution to the local appeals board or housing appeals board as appropriate.

The local appeals board shall hear appeals relating to new building construction and the housing appeals board shall hear appeals relating to existing buildings.

## **SECTION 108.9**

### **UNSAFE BUILDINGS OR STRUCTURES**

**108.9.1 Authority to Enforce.** Subject to other provisions of law, the administration, enforcement, actions, proceedings, abatement, violations and penalties for unsafe buildings and structures are contained in the following statutes and regulations:

1. For applications subject to State Housing Law as referenced in Section 108.3.2.1 of this Code, refer to Health and Safety Code Sections 17910 through 17995.5 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

2. For applications subject to the Mobilehome Parks Act as referenced in Section 108.3.2.2 of this Code, refer to the Health and Safety Code, commencing with Section 18200, and California Code of Regulations, Title 25, Division 1, Chapter 2.

3. For applications subject to the Special Occupancy Parks Act as referenced in Section 108.3.2.3 of this Code, refer to the Health and Safety Code, commencing with Section 18860, and California Code of Regulations, Title 25, Division 1, Chapter 2.2.

4. For applications subject to the Employee Housing Act as referenced in Section 108.3.2.4 of this Code, refer to Health and Safety Code Sections 17000 through 17062.5 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3.



5. For applications subject to the Factory-Built Housing Act as referenced in Section 108.3.2.5 of this Code, refer to Health and Safety Code Sections 19960 through 19997 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1.

**108.9.2 Actions and Proceedings.** Subject to other provisions of law, punishments, penalties and fines for violations of building standards are contained in the following statutes and regulations:

1. For applications subject to State Housing Law as referenced in Section 108.3.2.1 of this Code, refer to and Health and Safety Code Sections 17980 through 17995.5 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

2. For applications subject to the Mobilehome Parks Act as referenced in Section 108.3.2.2 of this Code, refer to the Health and Safety Code Sections 18200 through 18700 and California Code of Regulations, Title 25 Division 1, Chapter 2.

3. For applications subject to the Special Occupancy Parks Act as referenced in Section 108.3.2.3 of this Code, refer to the Health and Safety Code Sections 18866 through 18869 and California Code of Regulations, Title 25, Division 1, Chapter 2.2.

4. For applications subject to the Employee Housing Act as referenced in Section 108.3.2.4 of this Code, refer to Health and Safety Code Sections 17060 through 17062.5 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3.

5. For applications subject to the Factory-Built Housing Act as referenced in Section 108.3.2.5 of this Code, refer to Health and Safety Code Sections 19995 through 19997 and California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1.

## **SECTION 108.10** **OTHER BUILDING REGULATIONS**

**108.10.1 Existing Structures.** Subject to the requirements of California Health and Safety Code Sections 17912, 17920.3, 17922(c), 17922.3, 17958.8 and 17958.9, the provisions contained in Chapter 34 relating to existing structures shall only apply as identified in the Matrix Adoption Table under the authority of the Department of Housing and Community Development as listed in Sections 108.2.1.1 through 108.2.1.3 of this Code.

**108.10.2 Moved Structures.** Subject to the requirements of California Health and Safety Code Sections 17922.3 and 17958.9, the provisions contained in Chapter 34 relating to a moved residential structure shall only apply as identified in the Matrix Adoption Table under the authority of the Department of Housing and Community Development as listed in Sections 108.2.1.1 through 108.2.1.3 of this Code.

### **NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **CHAPTER 2** **DEFINITIONS**

**(Note: Adopt only those Sections listed in the matrix adoption table.)**

### **Section 201**

**201.3 Terms defined in other Codes.** Where terms are not defined in this Code and are defined in the *International Fuel Gas Code*, *International California Fire Code*, *International California Mechanical Code* or *International California Plumbing Code*, such terms shall have the meanings ascribed to them as in those Codes.

## Section 202

**ACCESSIBLE.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.1-A.

**ACCESSIBLE.** See Section 1102.1. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.1-A.

**ACCESSIBILITY.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107.1-A For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.1-A.

**ACCESSIBLE ROUTE OF TRAVEL.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.1-A.

**ACCESSIBLE ROUTE.** See Section 1102.1. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.1-A.

**ACCESSIBLE UNIT.** See Section 1102.

~~[For HCD 1 & HCD 2]~~ **ACI** is the American Concrete Institute, P.O. Box 9094, Farmington Hills, Michigan 48333.

**ADAPTABLE DWELLING UNIT.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.1-A For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.1-A.

~~[For HCD 1 & HCD 2]~~ **AISC** is the American Institute of Steel Construction, Inc., One East Wacker Drive, Suite 3100, Chicago, Illinois 60601-2001.

**APPROVED.** Acceptable to the Code official or authority having jurisdiction.

**Exception:** ~~[For HCD 1 & HCD 2]~~ For applications listed in Section 108.2 regulated by the Department of Housing and Community Development, "APPROVED" means meeting the approval of the enforcement agency, except as otherwise provided by statute law, when used in connection with any system, material, type of construction, fixture or appliance as the result of investigations and tests conducted by the agency, or by reason of accepted principles or tests by national authorities or technical, health, or scientific organizations or agencies.

**Notes:** 1. See Health and Safety Code Section 17920 for "APPROVED" as applied to residential construction and buildings or structures accessory thereto, as referenced in Section ~~404.17.9~~ 108.2.1.1.

2. See Health and Safety Code Section 17921.1 for "APPROVED" as applied to the use of hotplates in residential construction referenced in ~~404.17.9~~ 108.2.1.1.

3. See Health and Safety Code Section 17921.3 for "APPROVED" as applied to low-flush water closets in residential construction, as referenced in Section ~~404.17.9~~ 108.2.1.1.

4. See Health and Safety Code Section 19966 for "APPROVED" as applied to factory-built housing as referenced in Section ~~404.1.17.9~~ 108.3.2.5.

5. See Health and Safety Code Section 18201 for "approved" as applied to mobilehome parks as referenced in Section 108.2.

6. See Health and Safety Code Section 18862.1 for "approved" as applied to special occupancy parks as referenced in Section 108.2.

~~[For HCD 1 & HCD 2]~~ **APPROVED LISTING AGENCY.** For applications listed in Section 108.2 regulated by the Department of Housing and Community Development, "Approved Listing Agency" is any agency approved by the enforcement agency, unless otherwise provided by statute, which is in the business of listing and labeling and which makes available at least an annual published report of such listings in which specific information is included that the product has been tested to recognized standards and found to

comply.

**~~[HCD 1 & HCD 2]~~ APPROVED TESTING AGENCY.** For applications listed in Section 108.2 regulated by the Department of Housing and Community Development, "APPROVED TESTING AGENCY" is any agency which is determined by the enforcing agency, except as otherwise provided by statute, to have adequate personnel and expertise to carry out the testing of systems, materials, and construction fixtures or appliances.

**ASSISTIVE DEVICE.** ~~[HCD 1/AC]~~ See Chapter 11A, Section 1107A.1-A For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.1-A.

**~~[For HCD 1 & HCD 2] ATTIC STORY~~** is any story immediately below the roof and wholly or partly within the roof framing, designed, arranged or built for business or storage use.

**AUTOMATIC DOOR.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107.A.1-A and Chapter 11B, Section 1102B Definitions as applicable.

**BATHROOM.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.2-B For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.2-B.

**~~[For HCD 1 & HCD 2] BUILDING.~~** is any structure as to which state agencies have regulatory power, used or intended for supporting or sheltering any use or occupancy, housing or enclosure of persons, animals, chattels, equipment or property of any kind, and also includes structures wherein things may be grown, made, produced, kept, handled, stored or disposed of, and all appendages, accessories, apparatus, appliances and equipment installed as a part thereof.

Building. shall not include machinery, equipment or appliances installed for manufacture or process purposes only, nor shall it include any construction installations which are not a part of a building, any tunnel, mine shaft, highway or bridge, or include any house trailer or vehicle which conforms to the Vehicle Code.

**~~Note:~~** Building shall have the same meaning as defined in Health and Safety Code Section 17920 and 18908 for the applications specified in Section 101.17.9 and 101.17.10.

**BUILDING.** Any structure used or intended for supporting or sheltering any use or occupancy.

**Exceptions:** For applications listed in Section 108.2 regulated by the Department of Housing and Community Development, "BUILDING" shall not include the following:

1. Any mobilehome as defined in Health and Safety Code Section 18008.
2. Any manufactured home, as defined in Health and Safety Code Section 18007.
3. Any commercial modular as defined in Health and Safety Code Section 18001.8 or any special purpose commercial modular as defined in Section 18012.5.
4. Any recreational vehicle, as defined in Section Health and Safety Code 18010.
5. Any multi-unit manufactured housing, as defined in Section Health and Safety Code 18008.7.

For additional information, see Health and Safety Code Section 18908.

**BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.2-B For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.2-B.

~~[For HCD 1 & HCD 2]~~ **BUILDING, EXISTING**, is a building erected prior to the adoption of this Code, or one for which a legal building permit has been issued.

~~[For HCD 1 & HCD 2]~~ **BUILDING OFFICIAL**. The officer or other designated authority charged with the administration and enforcement of this Code, or a duly authorized representative.

~~[For HCD 1 & HCD 2]~~ **C.C.R.** means the California Code of Regulations.

~~[For HCD 1 & HCD 2]~~ **CELLULAR CONCRETE**. For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development, "Cellular Concrete" is a lightweight product consisting of portland cement and selected gas-forming chemicals or foaming agents which create homogeneous voids in the hardened concrete.

**CIRCULATION PATH**. See Section 1102.4. An exterior or interior way of passage from one place to another for pedestrians, including, but not limited to, walks, hallways, courtyards, stairways and stair landings.

~~[For HCD 1 & HCD 2]~~ **C.F.R.** is the Code of Federal Regulations, a regulation of the United States of America available from the Superintendent of Documents, United States Government Printing Office, Washington, DC 20402-9325.

~~[For HCD 2]~~ **COMMERCE** is travel, trade, traffic, commerce, transportation, or communication (1) within the state; (2) among several states; (3) between any foreign country or any territory or possession and any state; or (4) between points in the same state, but through another state or foreign country.

~~[For HCD 2]~~ **COMMERCIAL FACILITIES** are facilities that are intended for nonresidential use and whose operations will affect commerce, including factories, warehouses, office buildings, and other buildings in which employment may occur. Commercial facilities shall not include railroad locomotives, railroad freight cars, railroad cabooses, railroad cars covered under Title III of the Americans with Disabilities Act of 1990, or facilities that are covered or expressly exempted from coverage under the Fair Housing Amendment Act of 1988 (42 USC 3601-3631, et seq.)

**COMMON USE AREAS**. ~~[For HCD 1/AC]~~. See Chapter 11A, Section 1107A.3-C. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.3-C.

~~[For HCD 1]~~ **COMMUNITY KITCHEN** is a separate room or building in an employee housing used or intended to be used by the occupants of the employee housing for cooking or preparing their own meals.

**CONCRETE, CELLULAR**. See Section 721.1.1. For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development, See "Cellular Concrete".

**COVERED MULTIFAMILY DWELLINGS**. ~~[HCD 1/AC]~~ See Chapter 11A, Section 1107A.3-C. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.3-C.

**CROSS SLOPE**. ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.3-C and Chapter 11B, Section 1102B Definitions as applicable.

**CURB CUT**. ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.3-C and Chapter 11B, Section 1102B Definitions as applicable.

**CURB RAMP**. ~~[For HCD 1/AC]~~ See Chapter 11A, Section, 1102 7A.3-C and Chapter 11B, Section 1102B Definitions as applicable.

**DEPARTMENT** ~~[For HCD 1 & HCD 2]~~ For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development, "Department" is the Department of Housing and Community Development.

~~[For HCD 1 & HCD 2]~~ **DETACHED BEDROOM** is a separate accessory structure, without kitchen or sanitary facilities, designed for and intended to be used as a sleeping or living facility for one family, to be employed in conjunction with a main structure(s), which includes kitchen and sanitation facilities.

~~[For HCD 1 & HCD 2]~~ **DETACHED SINGLE-FAMILY DWELLING.** "DETACHED SINGLE-FAMILY DWELLING" is any single-family dwelling which is separated from adjacent property lines by 3 feet (914 mm) or more or is separated from adjacent buildings by 6 feet (1829 mm) or more.

**DETECTABLE WARNING.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section, 1107A.4-D.

**DETECTABLE WARNING.** See Section 1102.4 ~~See Chapter 11A, Section 1107A.4-D and Chapter 11B, Section 1102B Definitions as applicable.~~

~~[For HCD 1 & HCD 2]~~ **DIRECTIONAL SIGN.** For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, "Directional Sign" is a publicly displayed notice which indicates by use of words or symbols a recommended direction or route of travel.

~~[For HCD 1/AC]~~ **DORMITORY** is a room occupied by more than two persons.

**DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development (Section 205-D, 2001 CBC), [For HCD 1/AC] See Chapter 11A, Section 1107A.4-D.

**DWELLING UNIT OR SLEEPING UNIT, MULTISTORY.** See Section 1102.

**DWELLING UNIT OR SLEEPING UNIT, TYPE A.** See Section 1102.

**DWELLING UNIT OR SLEEPING UNIT, TYPE B.** See Section 1102.

~~[For HCD 1]~~ (Section 206-E, 2001 CBC) **EFFICIENCY DWELLING UNIT** is a dwelling unit containing only one habitable room and includes an efficiency unit as defined by Health and Safety Code Section 17958.1. See Section 1208.4.

~~[For HCD 1 & HCD 2]~~ **ENFORCEMENT.** For applications listed in Sections 108.2.1.1 and 108.2.1.3 regulated by the Department of Housing and Community Development and notwithstanding other provisions of law, the applicable Section of the Health and Safety Code is repeated here for clarity and reads as follows:

**Section 17920.** "Enforcement" means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process. Except as otherwise provided in this part, "enforcement" may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed, and effort to secure compliance as to these existing buildings.

~~[For HCD 1 & HCD 2]~~ **ENFORCING AGENCY.** For applications listed in Sections 108.2.1.1 and 108.2.1.3 regulated by the Department of Housing and Community Development, "ENFORCING AGENCY" is the designated department or agency as specified by statute or regulation.

**EQUIVALENT FACILITATION.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.5-E and Chapter 11B, Section 1102B Definitions as applicable.

**FACILITY.** See Section 1102.4

**FACILITY (or FACILITIES).** ~~[For HCD 1/AC]~~ See Chapter 11A Section 1107A.6-F For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.6-F.

~~[For HCD 1]~~ **FAMILY.** "FAMILY" is an individual or two or more persons who by blood or marriage, or otherwise, live together in a dwelling unit.

**GRAB BAR.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.7-G and Chapter 11B, Section 1102B Definitions as applicable.

**GARAGE** is a building or portion thereof in which a motor vehicle containing flammable or combustible liquids or gas in its tank or an electric vehicle with a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current is stored, repaired, charged (electric vehicles only) or kept.

~~[For HCD 1 & HCD 2]~~ **GRADE (Adjacent Ground Elevation)** is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet (1524 mm) from the building, between the building and a line 5 feet (1524 mm) from the building. See Health and Safety Code Section 19955.3 (d).

**"GRADE."** For applications listed in Section 108.2.1 regulated by the Department of Housing and Community Development, See Section 502.1.

**GROUND FLOOR.** ~~[HCD 1/AC]~~ See Chapter 11A, Section 1107A.7-G For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.7-G.

**GUARD.** See Section 1002.1. For applications listed in Section 108.2.1 regulated by the Department of Housing and Community Development, "GUARD" shall have the same meaning as "GUARDRAIL".

~~[For HCD 1 & 2]~~ **GUARDRAIL** is a vertical barrier erected along the open edges of a floor opening, wall opening, ramp, platform, runway or other elevated area to prevent persons from falling off the open edge.

**HANDRAIL.** See Section 1002.1. ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1102A.8-H.

~~[For HCD 1 HCD 2]~~ **HOTEL or MOTEL** is any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

~~[For HCD 1]~~ **IMPACT INSULATION CLASS (IIC)** is a single-number rating for ceiling/floor construction that represents the ability of the construction to isolate impact noise, where measurement procedure is based on ASTM E 492 See Chapter 12, Section 1207.2.

**INTENDED TO BE OCCUPIED AS A RESIDENCE.** See Section 1102.1.

**INTERNATIONAL SYMBOL FOR ACCESSIBILITY.** ~~[For HCD 1/AC]~~ See Chapter 11A Section 1107A.9-I and Chapter 11B, Section 1102B Definitions as applicable.

**KICK PLATE.** ~~[HCD 1/AC]~~ See Chapter 11A, Section 1107A.11-K and Chapter 11B, Section 1102B Definitions as applicable.

**LEVEL AREA.** ~~[HCD 1/AC]~~ See Chapter 11A, Section 1107A.12-L and Chapter 11B, Section 1102B Definitions as applicable.

**LIFT, SPECIAL ACCESS.** ~~[For HCD 1/AC]~~ See "SPECIAL ACCESS LIFT" in Chapter 11A, Section 1107A.12-L and Chapter 11B, Section 1102B Definitions as applicable.

~~**LIGHT FRAME CONSTRUCTION [For HCD 1 & HCD 2]**~~ is a type of construction whose vertical and horizontal structural elements are primarily framed by a system of repetitive wood or light gauge steel framing members, and which does not use structural concrete as a floor or roof diaphragm.

~~**[HCD 1 & HCD 2] LISTED.**~~ : Notwithstanding other Sections of law, the applicable Section in Health and Safety Code Section is repeated here for clarification purposes.

~~**Section 17920(h).**~~ Listed means all products that appear in a list published by an approved testing or listing agency.

**LISTED.** See Section 902.1. For applications listed in Sections 108.2.1.1 and 108.2.1.3 regulated by the Department of Housing and Community Development, "LISTED" means all products that appear in a list published by an approved testing or listing agency. For additional information, see Health and Safety Code Section 17920(h).

~~[For HCD 1 & 2] LISTING AGENCY. Notwithstanding other Sections of law, the applicable Section of the Health and Safety Code is repeated here for clarity and reads as follows:~~

~~**Section 17920(i).** Listing agency For applications listed in Sections 108.2.1.1 and 108.2.1.2 regulated by the Department of Housing and Community Development, "LISTING AGENCY" means an agency approved by the department that is in the business of listing and labeling products, materials, equipment, and installations tested by an approved testing agency, and that maintains a periodic inspection program on current production of listed products, equipment, and installations, and that, at least annually, makes available a published report of these listings. For additional information, see Health and Safety Code Section 17920(i).~~

~~[For HCD 1] LIVING ACCOMMODATIONS means any building or portion thereof having three or more apartments as defined in this Code or any publicly funded building or portion thereof.~~

~~[For HCD 1 & HCD 2] LOBBY is an area not defined as a waiting room at the entrance of a building through which persons must pass.~~

~~[For HCD 1] LODGING HOUSE is any building or portion thereof containing not more than five guest rooms where rent is paid in money, goods, labor or otherwise.~~

~~**MARKED CROSSING.** [For HCD 1/AC] See Chapter 11A, Section 1107A.13-M and Chapter 11B, Section 1102B Definitions as applicable.~~

~~[For HCD 1] MESS HALL is a room or portion of a room in an employee housing facility, other than a kitchen or dining area in a dwelling unit, used or intended for use for the serving of food.~~

~~[For HCD 1] MESS HALL KITCHEN is a room or portion of a room used or intended for use as a kitchen in conjunction with a mess hall.~~

~~[For HCD 1] MOTEL shall mean the same as hotel as defined in this Code.~~

~~**MULTILEVEL ASSEMBLY SEATING.** See Section 1102.1.~~

~~**MULTISTORY DWELLING UNIT.** [For HCD 1/AC] See Chapter 11A, Section 1107A.13-M For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.13-M.~~

~~**NEWLY CONSTRUCTED.** [For HCD 1/AC] See Chapter 11A, Section 1107A.14-N.~~

~~[For HCD 1 & HCD 2] NORMAL shall mean conforming to a pattern or standard regarded as usual or typical.~~

~~**NOSE, NOSING.** [For HCD 1/AC] See Chapter 11A, Section 1107A.14-N~~

~~**NOSING.** See Section 1002.1. For applications required to be accessible to persons with disabilities, See "NOSE/NOSING", Chapter 11A, Section 1107A.14-N and Chapter 11B, Section 1102B Definitions as applicable.~~

~~[For HCD 2] OCCUPIABLE is a room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, or in which occupants are engaged at labor, and which is equipped with means of egress, light and ventilation.~~

~~**OPEN RISER.** [For HCD 1/AC] See Chapter 11A, Section 1107A.15-O and Chapter 11B, Section 1102B Definitions as applicable.~~

**PASSAGE DOOR.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.16-P and Chapter 11B, Section 1102B Definitions as applicable.

~~[For HCD 1 & HCD 2]~~ **PASSENGER ELEVATOR.** For applications listed in Sections 108.2.1.1 and 108.2.1.3 regulated by the Department of Housing and Community Development, "PASSENGER ELEVATOR" is an elevator used primarily to carry persons. For additional information, see definition of elevator, in CCR California Code of Regulations, Title 24, Part 7, Article 7-6, Section 3009.

~~[For HCD 1]~~ **PASSIVE SOLAR ENERGY COLLECTOR.** For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development, a "PASSIVE SOLAR ENERGY COLLECTOR" A passive solar energy collector uses architectural components, rather than mechanical components, to provide heating or cooling for a building interior.

**PEDESTRIAN.** ~~[For HCD 1/AC]~~ is an individual who moves in walking areas with or without the use of walking assistive devices such as crutches, leg braces, wheelchairs, etc See Chapter 11A, Section 1107A.16-P and Chapter 11B, Section 1102B Definitions as applicable.

**PEDESTRIAN RAMP.** ~~[For HCD 1/AC]~~ For applications listed in Sections 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.16-P.

**PEDESTRIAN WAY.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.16-P and Chapter 11B, Section 1102B Definitions as applicable.

**PERSONS WITH DISABILITIES.** ~~[For HCD 1/AC]~~ For applications listed in Sections 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.16-P.

**POWDER ROOM.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.16-P.

~~[For HCD 1 & HCD 2, DSA/AC]~~ **POWER ASSISTED DOOR** is a door used for human passage with a mechanism that helps to open the door, or relieves the opening resistance of a door, upon the activation of a switch or a continued force applied to the door itself.

~~[For HCD 1/AC]~~ **PRIMARY ENTRY.** See Chapter 11A, Section 11027A.16-P.

~~[For HCD 1/AC]~~ **PRIMARY ENTRY LEVEL.** See Chapter 11A, Section 11027A.16-P and Chapter 11B, Section 1102B Definitions as applicable.

**PUBLIC ACCOMMODATION.** ~~[For HCD 1 & HCD 2]~~ "PUBLIC ACCOMMODATION" includes, but is not limited to, any building or facility or other specific public use entities not listed in items 1 through 12 if they fall into one or more of the following categories:

1. Places of public lodging.
2. Establishments serving food or drink open to public use.
3. Places of exhibition or entertainment open to public use.
4. Places of public gathering.
5. Sales or rental establishments open to public use.
6. Service establishments open to public use.
7. Stations used for public transportation.
8. Places of public display or collection.
9. Places of public recreation.
10. Places of public education.
11. Social service center establishments open to the general public.
12. Places of exercise or recreation open to public use.

Examples of public accommodations for purposes of this Code shall include, but not be limited to, the following private entities:

1. An inn, hotel, motel, or other place of public lodging, except for a lodging house located within a building that contains not more than five rooms for rent or hire and that is actually occupied by the proprietor of such establishment as the residence of such proprietor.
2. A restaurant, bar, or other establishment serving food or drink.



3. A motion picture house, theater, concert hall, stadium or other place of exhibition or entertainment.
4. An auditorium, convention center, lecture hall, or other place of public gathering.
5. A bakery, grocery store, clothing store, hardware store, shopping center, or other sales or retail establishment.
6. A laundromat, dry cleaner, bank, barber shop, beauty shop, travel service, shoe repair service, funeral parlor, gas station, office of an accountant or lawyer, pharmacy, insurance office, professional office of a health care provider, hospital or other service establishment.
7. A terminal, depot, or other station used for specified public transportation.
8. A museum, library, gallery, or other place of public display or collection.
9. A park, zoo, amusement park, or other place of recreation.
10. A nursery, elementary, secondary, undergraduate, or postgraduate private school, or other place of education.
11. A day-care center, senior citizen center, homeless shelter, food bank, adoption agency or other social service center establishment.
12. A gymnasium, health spa, bowling alley, golf course, or other place of exercise.
13. A church.
14. An office building.
15. A public curb or sidewalk.

**PUBLICLY FUNDED.** ~~[For HCD 1 & HCD 2]~~ For the purpose of housing, all buildings, structures, sidewalks, curbs and related facilities constructed in the state and used or intended to be used as a public-use area, as defined in Section 1107A.16-P, shall comply with the accessibility standards of Chapter 11B of this Code when state, county or municipal funds, or funds of any political subdivision of the state are used.

**PUBLIC ENTRANCE.** ~~See Section 1102.1. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, "PUBLIC ENTRANCE" is an entrance that is not a service entrance or a restricted entrance.~~

**PUBLIC-USE AREAS.** ~~See Section 1102.1~~ **PUBLIC USE AREA.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.16-P and Chapter 11B, Section 1102B Definitions as applicable.

**RAMP.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.18-R For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.18-R.

~~[For HCD 2] REASONABLE PORTION shall mean that segment of a building, facility, area, space or condition which would normally be necessary if the activity therein is to be accessible by persons with disabilities.~~

~~[For HCD 1 & HCD 2] RECOMMEND~~ does not require mandatory acceptance, but identifies a suggested action that shall be considered for the purpose of providing a greater degree of accessibility to persons with disabilities.

~~[For HCD 1 & HCD 2] REMODELING.~~ See alter or alteration.

**RESTRICTED ENTRANCE.** ~~See Section 1102.1. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, "RESTRICTED ENTRANCE" is an entrance that is made available for common use on a controlled basis, but is not public use, and that is not a service entrance.~~

**RISER.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.18-R and Chapter 11B, Section 1102B Definitions as applicable.

~~[For HCD 1 & HCD 2] SANITARY FACILITY~~ is any single water closet, urinal, lavatory, bathtub or shower, or a combination thereof, together with the room or space in which they are housed.

**SELF-SERVICE STORAGE FACILITY.** See Section 1102.1.

**SERVICE ENTRANCE.** ~~See Section 1102.1. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, "SERVICE ENTRANCE" is an entrance intended primarily for the delivery of goods or services.~~

~~[For HCD 2]~~ **SHOPPING CENTER** is one or more sales establishments or stores.  
~~[For HCD 1 & HCD 2]~~ **SHOULD**. See "RECOMMEND".

**SIDEWALK** is a surfaced pedestrian way contiguous to a street used by the public. See definition for "WALK" in Chapter 11A, Section 1107A.23-W.

~~[For HCD 1 & HCD 2]~~ **SINGLE-ACCOMMODATION SANITARY FACILITY** is a room that has not more than one of each type of sanitary fixture, is intended for use by only one person at a time, has no partition around the toilet, and has a door that can be locked on the inside by the room occupant.

**SITE**. See Section 1102.1. ~~[For HCD 1 & HCD 2]~~ **SITE**. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, "SITE" is a parcel of land bounded by a property line or a designated portion of a public right of way.

**SITE DEVELOPMENT** is "on-site" and "off-site work", including, but not limited to, walks, sidewalks, ramps, curbs, curb ramps, parking facilities, stairs, planting areas, pools, promenades, exterior gathering or assembly areas and raised or depressed paved areas.

**SLEEPING ACCOMMODATIONS**. ~~[For HCD 1/AG]~~ See Chapter 11A, Section 1107A.19-S and Chapter 11B, Section 1102B Definitions as applicable.

**SLOPE**. ~~[For HCD 1/AG]~~ See Chapter 11A, Section 1107A.19-S For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.19-S.

~~[For HCD 1]~~ **SOUND TRANSMISSION CLASS (STC)**. is a single figure rating for floor/ceiling and interior wall partition construction that represents the ability of the construction to isolate airborne noise, where measurement procedure is based on ASTM E 90-70 or ASTM E 366-74 See Chapter 12, Section 1207.2.

~~[For HCD 2]~~ **SPACE**. For applications listed in Section 108.2.1.3 regulated by the Department of Housing and Community Development, "SPACE" is a definable area, e.g., room, toilet room, hall, assembly area, entrance, storage room, alcove, courtyard, or lobby.

**SPECIAL ACCESS LIFT**. ~~[HCD 1/AG]~~ See Chapter 11A, Section 1107A.19-S.

~~[For HCD 1 & HCD 2]~~ **STAIRWAY**. Two or more risers shall constitute a stairway.

~~[For HCD 1 & HCD 2]~~ **SQUARE FEET** is abbreviated as ft.<sup>2</sup>.

~~[For HCD 2]~~ **TACTILE** describes an object that can be perceived using the sense of touch.

~~[For HCD 2]~~ **TECHNICALLY INFEASIBLE** means, with respect to an alteration of a building or a facility, that it has little likelihood of being accomplished because existing structural conditions would require removing or altering a load bearing member which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

~~[For HCD 1 & HCD 2]~~ **TESTING AGENCY**. Notwithstanding other Sections of law, the applicable Section of the Health and Safety Code is repeated here for clarity and reads as follows:

**Section 17920(m)**. Testing agency For applications listed in Sections 108.2.1.1 and 108.2.1.3 regulated by the Department of Housing and Community Development, "TESTING AGENCY" means an agency approved by the department as qualified and equipped for testing of products, materials, equipment, and installations in accordance with nationally recognized standards. For additional information, see Health and Safety Code Section 17920(m).

~~[For HCD 1 & HCD 2]~~ **THROUGH-PENETRATION FIRESTOP** is a material, device or construction installed to resist, for a prescribed time period, the passage of flame, heat and hot gases through openings which penetrate the entire fire resistive assembly in order to accommodate cables, cable trays, conduit, tubing, pipes or similar items.

**TOEBOARD.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.20-T For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.20-T.

**TOWNHOUSE.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.20-T For applications required to provide accommodations for persons with disabilities as listed in Section 108.2.1.2, the Department of Housing and Community Development does not adopt the model code definition of "TOWNHOUSE", See Chapter 11A, Section 1107A.20-T.

**TRANSIENT LODGING.** For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.20-T.

**TREAD.** ~~[For HCD 1 & HCD 2]~~ See Chapter 11A, Section 1102A.20-T and Chapter 11B, Section 1102B Definitions as applicable.

**TREAD DEPTH.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.20-T and Chapter 11B, Section 1102B Definitions as applicable.

**TREAD RUN.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107A.20-T and Chapter 11B, Section 1102B Definitions as applicable.

~~[For HCD 1 & HCD 2] UBC shall mean the most recently adopted edition of the Uniform Building Code as published by the International Conference of Building Officials. References to other model Code Sections which are found in any adopted Sections of the model Code or Title 24, C.C.R., must be compared to the appropriate matrix adoption table to determine if the enforcing agency has adopted the model Code Section or a modified Title 24, C.C.R., Section.~~

~~[For HCD 1 & HCD 2] UBC STANDARDS are those standards published in Volume 3 of the Uniform Building Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction. (See Chapter 35.)~~

**VEHICULAR OR PEDESTRIAN ARRIVAL POINTS.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1107.22-V For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Section 1107A.22-V.

**WALK.** ~~[For HCD 1/AC]~~ See Chapter 11A, Section 1102A.23-W and Chapter 11B, Section 1102B Definitions as applicable.

**WHEELCHAIR.** See Chapter 11A, Section 1107A.23-W.

**WHEELCHAIR SPACE.** See Section 1102.4 For applications listed in Section 108.2.1.3 regulated by the Department of Housing and Community Development, "WHEELCHAIR SPACE" is space for a single wheelchair and its occupant.

~~[For HCD 2] WORK STATION is an area defined by equipment and/or work surfaces intended for use by employees only, and generally for one or a small number of employees at a time. Examples include ticket booths; the employee side of grocery store checkstands; the bartender area behind a bar; the employee side of snack bars, sales counters and public counters; guardhouses; toll booths; kiosk vending stands; lifeguard stations; maintenance equipment closets; counter and equipment areas in restaurant kitchens; file rooms; storage areas; etc.~~

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 3

### USE AND OCCUPANCY CLASSIFICATIONS

(Note: Adopt only those Sections listed in the matrix adoption table.)

**302.1 General.** Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5
2. Business (see Section 304): Group B
3. Educational (see Section 305): Group E
4. Factory and Industrial (see Section 306): Groups F-1 and F-2
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5
6. Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4
7. Mercantile (see Section 309): Group M
8. Residential (see Section 310): Groups R-1, R-2, R-3, R-3.1 and R-4
9. Storage (see Section 311): Groups S-1 and S-2
10. Utility and Miscellaneous (see Section 312): Group U

**308.2 Group I-1.** This occupancy shall include buildings, structures or parts thereof housing more than 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following:

Residential board and care facilities  
Assisted living facilities  
Halfway houses  
Group homes  
Congregate care facilities  
Social rehabilitation facilities  
Alcohol and drug centers  
Convalescent facilities

A facility such as the above with five or fewer persons shall be classified as a Group R-3 ~~or shall comply with the International Residential Code in accordance with Section 101.2.~~ A facility such as above, housing at least six and not more than 16 persons, shall be classified as Group R-4.

**308.3 Group I-2.** This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than five persons who are not capable of self-preservation. This group shall include, but not be limited to, the following:

Hospitals  
Nursing homes (both intermediate-care facilities and skilled nursing facilities)  
Mental hospitals  
Detoxification facilities

A facility such as the above with five or fewer persons shall be classified as Group R-3 ~~or shall comply with the International Residential Code in accordance with Section 101.2.~~

**308.5 Group I-4, day care facilities.** This group shall include buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. A facility such as the above with five or fewer persons shall be classified as a Group R-3 ~~or shall comply with the International Residential Code in accordance with Section 101.2.~~ Places of worship during religious functions are not included.

## Section 310 RESIDENTIAL GROUP R

**310.1 Residential Group “R”.** Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I ~~or when not regulated by the International Residential Code in accordance with Section 101.2.~~ Residential occupancies shall include the following:

**R-1** Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

- Boarding houses (transient)
- Hotels (transient)
- Motels (transient)
- Efficiency dwelling units (transient)

**R-2** Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

- Apartment houses
- Boarding houses (not transient)
- Convents
- Dormitories
- Fraternities and sororities
- Hotels (nontransient)
- Monasteries
- Motels (nontransient)
- Vacation timeshare properties
- Efficiency dwelling units (nontransient)

Congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3.

**R-3** Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-3.1, R-4 or I, including:

Buildings that do not contain more than two dwelling units.

Adult facilities that provide accommodations for five or fewer persons clients of any age for less than 24-hours. Licensing categories that may use this classification include, but are not limited to: Adult Day-care Facilities, Adult Day-support Center.

Child care facilities that provide accommodations for five or fewer persons clients of any age for less than 24-hours. Licensing categories that may use this classification include, but are not limited to: Family Day-care Homes, Day-care Center for Mildly Ill Children, Infant Care Center and School Age Child Day-care Center.

Congregate living facilities with 16 or fewer persons.

~~Adult and child care facilities that are within a single family home are permitted to comply with the International Residential Code.~~

**R-3.1** This occupancy group may include facilities licensed by a governmental agency for a residentially based 24-hour care facility providing accommodations for six or fewer clients of any age. Clients may be classified as ambulatory, nonambulatory or bedridden. A Group R-3.1 occupancy shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in Section 419.4 “Special Provisions for Licensed 24-Hour Care Facilities in a Group I-1, R-3.1 or R-4 Occupancy”.

**R-4** Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five ~~six but not more than 16~~ ambulatory occupants clients, excluding staff.

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code ~~or shall comply with the International Residential Code.~~

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 4

### SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

(Note: Adopt only those Sections listed in the matrix adoption table.)

**406.2.2 Clear height.** The clear height of each floor level in vehicle and pedestrian traffic areas shall not be less than 7 feet (2134 mm). Vehicle and pedestrian areas accommodating van-accessible parking ~~required by Section 1106.5 shall conform to ICG A117.1~~ shall comply with Chapter 11A or Chapter 11B as applicable.

**406.4.2 Ventilation.** A mechanical ventilation system shall be provided in accordance with the ~~International California~~ Mechanical Code.

**406.7 Electric Vehicle Charging.** In any building or interior area used for charging electric vehicles, electrical equipment shall be installed in accordance with the California Electrical Code.

**406.7.1 Ventilation.** Mechanical exhaust ventilation, when required by the California Electrical Code, shall be provided at a rate as required by Article 625 or as required by Section 1203 of the International Building Code, whichever is greater. The ventilation system shall include both the supply and exhaust equipment and shall be permanently installed and located to intake supply air from the outdoors, and vent the exhaust directly to the outdoors, without conducting the exhaust air through other spaces within the building.

**Exception:** Positive pressure ventilation systems shall only be allowed in buildings or areas that have been designed and approved for that application.

**406.7.2 Electrical Interface.** The electrical supply circuit to electrically powered mechanical ventilation equipment shall be interlocked with the recharging equipment used to supply the vehicle(s) being charged, and shall remain energized during the entire charging cycle. Electric vehicle recharging equipment shall be marked or labeled in accordance with the California Electrical Code.

**Exceptions:** 1. Exhaust ventilation shall not be required in areas with an approved engineered ventilation system which maintains a hydrogen gas concentration at less than 25 percent of the lower flammability limit.

2. Mechanical exhaust ventilation for hydrogen shall not be required where the charging equipment utilized is installed and listed for indoor charging of electric vehicles without ventilation.

**409.3 Projection room and equipment ventilation.** Ventilation shall be provided in accordance with the ~~International California~~ Mechanical Code.

**414.1.2 Materials.** The safe design of hazardous material occupancies is material dependent. Individual material requirements are also found in Sections 307 and 415, and in the ~~International California~~ Mechanical Code and the *International Fire Code*.

**414.3 Ventilation.** Rooms, areas or spaces of Group H in which explosive, corrosive, combustible, flammable or highly toxic dusts, mists, fumes, vapors or gases are or may be emitted due to the processing, use, handling or storage of materials shall be mechanically ventilated as required by the *International Fire Code* and the ~~International California~~ Mechanical Code.

Ducts conveying explosives or flammable vapors, fumes or dusts shall extend directly to the exterior of the building without entering other spaces. Exhaust ducts shall not extend into or through ducts and plenums.

**Exception:** Ducts conveying vapor or fumes having flammable constituents less than 25 percent of their lower flammable limit (LFL) are permitted to pass through other spaces.

Emissions generated at workstations shall be confined to the area in which they are generated as specified in the *International Fire Code* and the ~~International~~ *California Mechanical Code*.

The location of supply and exhaust openings shall be in accordance with the ~~International~~ *California Mechanical Code*. Exhaust air contaminated by highly toxic material shall be treated in accordance with the *International Fire Code*.

**415.6.2 Flammable and combustible liquids.** The storage, handling, processing and transporting of flammable and combustible liquids shall be in accordance with the ~~International~~ *California Mechanical Code* and the *International Fire Code*.

**415.6.3 Liquefied petroleum gas-distribution facilities.** The storage and handling of liquefied petroleum gas systems shall conform to the *International Fire Code*. The design and installation of piping, equipment and systems that utilize liquefied petroleum gas shall be in accordance with the ~~International Fuel Gas~~ *California Mechanical Code and the California Plumbing Code*. Liquefied petroleum gas-distribution facilities shall be ventilated in accordance with the ~~International~~ *California Mechanical Code* and Section 415.6.3.1.

**419.2 Separation walls.** Walls separating dwelling units in the same building and walls separating sleeping units in the same building shall comply with Section 708.

**419.2.1 Townhouses.** Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section 708. See Chapter 11A, Section 1102A.1 for separate building limitations regarding accommodations for persons with disabilities.

**419.2.1.1 Structural independence.** Each individual townhouse shall be structurally independent.

**Exceptions:**

1. Foundations supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit may fasten to the common wall framing.
3. Nonstructural wall coverings.
4. Flashing at termination of roof covering over common wall.
5. Townhouses separated by a common 2-hour fire-resistance-rated wall as provided in Section 708.3.

**419.2.1.2 Parapets.** Parapets constructed in accordance with Section 704.11.1 shall be constructed for townhouses as an extension of exterior walls or common walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

**Exception:** A parapet is not required in the two cases above when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet (1220 mm) on each side of the wall or walls.

3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**CHAPTER 7A**

**MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE**

**(Note: Adopt entire chapter without amendments.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**CHAPTER 8**

**INTERIOR FINISHES**

**(Note: Adopt entire chapter without amendments.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**CHAPTER 10**

**MEANS OF EGRESS**

**(Note: Adopt entire Chapter with amendments)**

**1003.1 Applicability.** The general requirements specified in Sections 1003 through 1012 shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter.

~~Notes:~~ (Section 1003.1, 2001 CBC)

~~1. [For HCD 1 & HCD 1/AC] For the application to R Occupancies see Chapter 1 and Sections 102.1.9 for HCD 1 authority, 102.1.9.1 for HCD 1/AC authority, and Section 102.1.14 for SFM fire panic and safety.~~

~~2. [For HCD 1/AC] For accessibility requirements for covered multifamily dwellings, see Chapter 11A.~~

~~3. [For HCD2] For application see Chapter 1, Section 102.1.10 for authority and Section 102.1.14 for SFM fire panic and safety.~~



4. ~~[For HCD 2]~~ For accessibility requirements regarding public use and public accommodations, see Chapter 11B.

**Note:** In addition to the requirements of this Chapter, means of egress, which provide access to or egress from, buildings where accessibility is required for applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, or Section 109.1 regulated by the Division of the State Architect/Access Compliance, shall also comply with Chapter 11A for covered multifamily dwellings or public housing, and Chapter 11B for public accommodations.

**1003.3.4 Clear width.** Protruding objects shall not reduce the minimum clear width of accessible routes as required in ~~Section 1104~~ Chapters 11A or 11B.

**1003.5 Elevation change.** Where changes in elevation of less than 12 inches (305 mm) exist in the means of egress, sloped surfaces shall be used. Where the slope is greater than one unit vertical in 20 units horizontal (5-percent slope), ramps complying with Section 1010 shall be used. Where the difference in elevation is 6 inches (152 mm) or less, the ramp shall be equipped with either handrails or floor finish materials that contrast with adjacent floor finish materials.

**Exceptions:**

1. A single step with a maximum riser height of 7 inches (178 mm) is permitted for buildings with occupancies in Groups F, H, R-2 and R-3, and Groups S and U at exterior doors not required to be accessible by ~~Chapter 11~~ Chapters 11A or 11B.
2. A stair with a single riser or with two risers and a tread is permitted at locations not required to be accessible by ~~Chapter 11~~ Chapters 11A or 11B, provided that the risers and treads comply with Section 1009.3, the minimum depth of the tread is 13 inches (330 mm) and at least one handrail complying with Section 1009.11 is provided within 30 inches (762 mm) of the centerline of the normal path of egress travel on the stair.
3. An aisle serving seating that has a difference in elevation less than 12 inches (305 mm) is permitted at locations not required to be accessible by ~~Chapter 11~~ Chapters 11A or 11B, provided that the risers and treads comply with Section 1024.11 and the aisle is provided with a handrail complying with Section 1024.13. Any change in elevation in a corridor serving nonambulatory persons in a Group I-2 occupancy shall be by means of a ramp or sloped walkway.

Any change in elevation in a corridor serving nonambulatory persons in a Group I-2 occupancy shall be by means of a ramp or sloped walkway.

**1007.1 Accessible means of egress required.** Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Sections 1015.1 or 1019.1 from any accessible space, each accessible portion of the space shall be served by ~~not less than two~~ accessible means of egress in at least the same number as required by Sections 1015.1 or 1019.1. In addition to the requirements of this chapter, means of egress, which provide access to or egress from, buildings for persons with disabilities, shall also comply with the requirements of Chapters 11A or 11B as applicable.

**Exceptions:**

1. Accessible means of egress are not required in alterations to existing buildings.
2. One accessible means of egress is required from an accessible mezzanine level in accordance with Sections 1007.3, 1007.4 or 1007.5 and Chapters 11A or 11B as applicable.
3. In assembly spaces with sloped floors, one accessible means of egress is required from a space where the common path of travel of the accessible route for access to the wheelchair spaces meets the requirements in Section 1025.8 and Chapters 11A or 11B as applicable.

**1007.2 Continuity and components.** Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible routes complying with ~~Section 1104~~ Chapters 11A or 11B, Sections 1102B, 1114B, 1124B, 1133B.3, 1133B.5, 1133B.7 and 1133B.8.6, as applicable.
2. Stairways within vertical exit enclosures complying with Sections 1007.3, ~~and~~ 1020 and Chapters 11A or 11B as applicable.
3. Exterior exit stairways complying with Sections 1007.3, ~~and~~ 1023 and Chapters 11A or 11B as applicable.
4. Elevators complying with Section 1007.4 and Chapters 11A or 11B as applicable.
5. Platform lifts complying with Section 1007.5 and Chapters 11A or 11B as applicable.
6. Horizontal exits complying with Section 1021.
7. Ramps complying with Section 1010 and Chapters 11A or 11B as applicable.
8. Areas of refuge complying with Section 1007.6.

**Exceptions:**

1. Where the exit discharge is not accessible, an exterior area for assisted rescue must be provided in accordance with Section 1007.8.
2. Where the exit stairway is open to the exterior, the accessible means of egress shall include either an area of refuge in accordance with Section 1007.6 or an exterior area for assisted rescue in accordance with Section 1007.8.

**1007.3 Exit stairways.** In order to be considered part of an accessible means of egress, an exit stairway shall have a width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit and shall comply with Chapters 11A or 11B as applicable.

**Exceptions:**

1. Unenclosed exit stairways as permitted by Section 1020.1 are permitted to be considered part of an accessible means of egress.
2. The area of refuge is not required at unenclosed exit stairways as permitted by Section 1020.1 in buildings or facilities that are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
3. The clear width of 48 inches (1219 mm) between handrails is not required at exit stairways in buildings or facilities equipped throughout with an automatic sprinkler system installed in accordance with Sections 903.3.1.1 or 903.3.1.2.
4. The clear width of 48 inches (1219 mm) between handrails is not required for exit stairways accessed from a horizontal exit.
5. Areas of refuge are not required at exit stairways serving open parking garages.

**1007.5 Platform lifts.** Platform (wheelchair) lifts shall not serve as part of an accessible means of egress, except where allowed as part of a required accessible route in ~~Section 1109.7, Items 1 through 9~~ Chapters 11A or 11B, Sections 1116B.2.1 through 1116B.2.4, as applicable. Standby power shall be provided in accordance with Section 2702.2.6 for platform lifts permitted to serve as part of a means of egress.

**1007.6.1 Size.** Each area of refuge shall be sized to accommodate ~~one two~~ wheelchair spaces that are not less than of 30 inches by 48 inches (762 mm by 1219 mm). The total number of such 30-inch by 48-inch (762 mm by 1219 mm) spaces per story shall be not less than one for every 200 persons of calculated occupant load served by the area of refuge. ~~for each 200 occupants or portion thereof, based on occupant~~

load of the area of refuge and areas served by the area of refuge. Such wheelchair spaces shall not reduce the required means egress width. Access to any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than adjoining wheelchair space.

~~1118A.2.4.1~~ **1007.6.3.1 Visible and audible communication method.** ~~A method of two-way communication with both visible and audible communication shall be provided between each area of evacuation assistance and the primary entry. A button in the area of rescue assistance shall activate both a light in the area of rescue assistance indicating that rescue has been requested and a light at the primary entry indicating that rescue is being requested. A button at the primary entry shall activate both a light at the primary entry and a light in the area of rescue assistance indicating that the request has been received.~~

~~A telephone with controlled access to a public telephone system or another method of two-way communication shall be provided between each area of refuge and the primary entry. The fire department may approve a location other than the primary entry.~~

**1007.6.5 Identification.** Each door providing access to an area of refuge from an adjacent floor area shall be identified by a sign complying with ~~ICC-A117.4~~ Section 1117B.5 item 3, stating: AREA OF REFUGE, and including the International Symbol of Accessibility. Where exit sign illumination is required by Section 1011.2, the area of refuge sign shall be illuminated. Additionally, tactile signage complying with ~~ICC-A117.4~~ Section 1117B.5 item 1 shall be located at each door to an area of refuge.

**1007.7 Signage.** At exits and elevators serving a required accessible space but not providing an approved accessible means of egress, signage shall be installed indicating the location of accessible means of egress. Signs shall comply with Chapter 11A or Chapter 11B, Section 1117B.5 item 3, as applicable.

**1007.9 Alarms/emergency warning systems/accessibility.** If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems as part of the fire-alarm system shall be designed and installed in accordance with NFPA 72 as amended in Chapter 35.

**1008.1.1 Size of doors.** The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 32 inches (813 mm). Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this Section requires a minimum clear width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches (813 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches (1054 mm). The height of doors shall not be less than 80 inches (2032 mm).

**Exceptions:**

1. The minimum and maximum width shall not apply to door openings that are not part of the required means of egress in Group R-2 and R-3 occupancies.
2. Door openings to resident sleeping units in Group I-3 occupancies shall have a clear width of not less than 28 inches (711 mm).
3. Door openings to storage closets less than 10 square feet (0.93 m<sup>2</sup>) in area shall not be limited by the minimum width.
4. Width of door leaves in revolving doors that comply with Section 1008.1.3.1 shall not be limited.
5. Door openings within a dwelling unit or sleeping unit shall not be less than 78 inches (1981 mm) in height.
6. Exterior door openings in dwelling units and sleeping units, other than the required exit door, shall not be less than 76 inches (1930 mm) in height.
7. In other than Group R-1 occupancies, the minimum widths shall not apply to interior egress doors within a dwelling unit or sleeping unit that is not required to be ~~an Accessible unit, Type A unit or Type B unit~~ adaptable or accessible as specified in Chapters 11A or 11B as applicable.

8. Door openings required to be accessible within ~~Type B dwelling~~ units shall have a minimum clear width of ~~31.75 inches (806 mm)~~ as specified in Chapters 11A or 11B as applicable.

**1008.1.4 Floor elevation.** There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).

**Exceptions:**

1. Doors serving individual dwelling units in Groups R-2 and R-3 where the following apply:

1.1. A door is permitted to open at the top step of an interior flight of stairs, provided the door does not swing over the top step.

1.2. Screen doors and storm doors are permitted to swing over stairs or landings.

2. Exterior doors as provided for in Section 1003.5, Exception 1, and Section 1018.2, which are not on an accessible route.

3. In Group R-3 occupancies not required to be ~~Accessible units, Type A units or Type B units~~ adaptable or accessible, the landing at an exterior doorway shall not be more than 7.75 inches (197 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door, does not swing over the landing.

4. Variations in elevation due to differences in finish materials, but not more than 0.5 inch (12.7 mm).

~~5. Exterior decks, patios or balconies that are part of Type B dwelling units, have impervious surfaces and that are not more than 4 inches (102 mm) below the finished floor level of the adjacent interior space of the dwelling unit.~~

**1008.1.6 Thresholds.** Thresholds at doorways shall not exceed 0.75 inch (19.1 mm) in height for sliding doors serving dwelling units or 0.5 inch (12.7 mm) for other doors. Raised thresholds and floor level changes greater than 0.25 inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).

**Exception:** The threshold height shall be limited to 7.75 inches (197 mm) where the occupancy is Group R-2 or R-3; the door is an exterior door that is not a component of the required means of egress; the door, other than an exterior storm or screen door, does not swing over the landing or step; and the doorway is not on an accessible route as required by ~~Chapter 11~~ Chapters 11A or 11B as applicable and is not part of an ~~Accessible unit, Type A unit or Type B unit~~ adaptable or accessible dwelling unit.

**1008.1.7 Door arrangement.** Space between two doors in series shall be 48 inches (1219 mm) minimum plus the width of a door swinging into the space. Doors in series shall swing either in the same direction or away from the space between doors.

**Exceptions:**

1. The minimum distance between horizontal sliding power-operated doors in a series shall be 48 inches (1219 mm).

2. Storm and screen doors serving individual dwelling units in Groups R-2 and R-3 need not be spaced 48 inches (1219 mm) from the other door.

3. Doors within individual dwelling units in Groups R-2 and R-3 occupancies other than ~~within Type A dwelling units~~ adaptable or accessible dwelling units.

**1008.1.8.1 Hardware.** Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by ~~Chapter 11~~ Chapters 11A or 11B shall not require tight grasping, tight pinching or twisting of the wrist to operate.

**1009.3 Stair treads and risers.** Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. Stair tread depths shall be 11 inches (279 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 11 inches (279 mm) measured at a right angle to the tread's leading edge at a point 12 inches (305 mm) from the side where the treads are narrower and a minimum tread depth of 10 inches (254 mm).

**Exceptions:**

1. Alternating tread devices in accordance with Section 1009.9.
2. Spiral stairways in accordance with Section 1009.8.
3. Aisle stairs in assembly seating areas where the stair pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area in accordance with Section 1025.11.2.
4. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; the maximum riser height shall be 7.75 inches (197 mm); the minimum tread depth shall be 10 inches (254 mm); the minimum winder tread depth at the walk line shall be 10 inches (254 mm); and the minimum winder tread depth shall be 6 inches (152 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
5. See the Section 3403.4 for the replacement of existing stairways. For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development, See Chapter 34, Section 3403.1, Exception 2 for additions, alterations, or repairs to existing buildings.

**1009.4 Stairway landings.** There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 48 inches (1219 mm) where the stairway has a straight run.

**Exceptions:**

1. Aisle stairs complying with Section 1025.
2. Doors opening onto a landing shall not reduce the landing to less than one-half the required width. When fully open, the door shall not project more than 7 inches (178 mm) into a landing.
3. In Group R-3 occupancies, a floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

**1009.10 Handrails.** Stairways shall have handrails on each side and shall comply with Section 1012. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407.

**Exceptions:**

1. Aisle stairs complying with Section 1025 provided with a center handrail need not have additional handrails.
2. Stairways within dwelling units, spiral stairways and aisle stairs serving seating only on one side are permitted to have a handrail on one side only.
3. Decks, patios and walkways that have a single change in elevation where the landing depth on each side of the change of elevation is greater than what is required for a landing do not require handrails.
4. In Group R-3 occupancies, ~~a change in elevation consisting of a single riser at an entrance or egress door does not require handrails~~ a continuous run of treads or flight of stairs with fewer than four risers does not require handrails.

5. Changes in room elevations of only one riser within dwelling units and sleeping units in Group R-2 and R-3 occupancies do not require handrails.

**1010.1 Scope.** The provisions of this Section shall apply to ramps used as a component of a means of egress.

**Exceptions:**

1. Other than ramps that are part of the accessible routes providing access in accordance with ~~Sections 1108.2 through 1108.2.3 and 1108.2.5~~ Chapters 11A or 11B, ramped aisles within assembly rooms or spaces shall conform with the provisions in Section 1025.11.
2. Curb ramps shall comply with ~~ICC A117.4~~ Chapters 11A or 11B as applicable.
3. Vehicle ramps in parking garages for pedestrian exit access shall not be required to comply with Sections 1010.3 through 1010.9 when they are not an accessible route serving accessible parking spaces, other required accessible elements or part of an accessible means of egress.

**1010.6.5 Doorways.** Where doorways are located adjacent to a ramp landing, maneuvering clearances required by ~~ICC A117.4~~ for accessibility are permitted to overlap the required landing area as specified in Chapters 11A or 11B.

**1010.9 Edge protection.** Edge protection complying with Section 1010.9.1 or 1010.9.2 shall be provided on each side of ramp runs and at each side of ramp landings. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, See Chapter 11A, Sections 1114A.7 and 1122A.6 for curb and wheel guide requirements.

**Exceptions:**

1. Edge protection is not required on ramps not required to have handrails, provided they have flared sides that comply with the ICC A117.1 curb ramp provisions.
2. Edge protection is not required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection is not required on the sides of ramp landings having a vertical dropoff of not more than 0.5 inch (13 mm) within 10 inches (254 mm) horizontally of the required landing area.

**1013.3 Opening limitations.** Open guards shall have balusters or ornamental patterns such that a 4-inch diameter (102 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm). From a height of 34 inches (864 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in diameter shall not pass. For Group R occupancies, open guards shall have balusters or ornamental patterns such that a 4-inch diameter (102 mm) sphere cannot pass through any opening less than 42 inches (1067 mm) above the adjacent walking surfaces.

**Exceptions:**

1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches (152 mm) in diameter cannot pass through the opening.
2. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of 21 inches (533 mm) cannot pass through any opening.
3. In areas that are not open to the public within occupancies in Group I-3, F, H or S, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of 21 inches (533 mm) to pass through any opening.
4. In assembly seating areas, guards at the end of aisles where they terminate at a fascia of boxes, balconies and galleries shall have balusters or ornamental patterns such that a 4-inch-diameter

(102 mm) sphere cannot pass through any opening up to a height of 26 inches (660 mm). From a height of 26 inches (660 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in diameter shall not pass.

5. Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, openings for required guards on the sides of stair treads shall not allow a sphere of 4.375 inches (111 mm) to pass through.

**1015.5 Refrigerated rooms or spaces.** Rooms or spaces having a floor area of 1,000 square feet (93 m<sup>2</sup>) or more, containing a refrigerant evaporator and maintained at a temperature below 68°F (20°C), shall have access to not less than two exits or exit access doors.

Travel distance shall be determined as specified in Section 1016.1, but all portions of a refrigerated room or space shall be within 150 feet (45 720 mm) of an exit or exit access door where such rooms are not protected by an approved automatic sprinkler system. Egress is allowed through adjoining refrigerated rooms or spaces.

**Exception:** Where using refrigerants in quantities limited to the amounts based on the volume set forth in the *International California Mechanical Code*.

**1017.4.1 Corridor ceiling.** Use of the space between the corridor ceiling and the floor or roof structure above as a return air plenum is permitted for one or more of the following conditions:

1. The corridor is not required to be of fire-resistance-rated construction;
2. The corridor is separated from the plenum by fire-resistance-rated construction;
3. The air-handling system serving the corridor is shut down upon activation of the air-handling unit smoke detectors required by the *International California Mechanical Code*.
4. The air-handling system serving the corridor is shut down upon detection of sprinkler waterflow where the building is equipped throughout with an automatic sprinkler system; or
5. The space between the corridor ceiling and the floor or roof structure above the corridor is used as a component of an approved engineered smoke control system.

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 12

### INTERIOR ENVIRONMENT

(Note: Adopt entire chapter with amendments.)

**1203.1 General.** Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the *International California Mechanical Code*.

**1203.2.1 Openings into attic.** Exterior openings into the attic space of any building intended for human occupancy shall be covered with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material that will prevent the entry of birds, squirrels, rodents, snakes and other similar creatures. The openings therein shall be a minimum of 1/8 inch (3.2 mm) and shall not exceed 1/4 inch (6.4 mm). Where combustion air is obtained from an attic area, it shall be in accordance with Chapter 7 of the *International California Mechanical Code*.

**1203.3.2 Exceptions.** The following are exceptions to Sections 1203.3 and 1203.3.1:

1. Where warranted by climatic conditions, ventilation openings to the outdoors are not required if ventilation openings to the interior are provided.
2. The total area of ventilation openings is permitted to be reduced to  $\frac{1}{1,500}$  of the under-floor area where the ground surface is treated with an approved vapor retarder material and the required openings are placed so as to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.
3. Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 1.0 cubic foot per minute (cfm) for each 50 square feet (1.02 L/s for each 10 m<sup>2</sup>) of crawl-space floor area and the ground surface is covered with an approved vapor retarder.
4. Ventilation openings are not required when the ground surface is covered with an approved vapor retarder, the perimeter walls are insulated and the space is conditioned in accordance with the International California Energy Conservation Code.
5. For buildings in flood hazard areas as established in Section 1612.3, the openings for under-floor ventilation shall be deemed as meeting the flood opening requirements of ASCE 24 provided that the ventilation openings are designed and installed in accordance with ASCE 24.

**1203.4 Natural ventilation.** Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanism for such openings shall be provided with ready access so that the openings are readily controllable by the building occupants.

~~1203.1.1 [For HCD 1] Window screening.~~ *In employee housing, all openable windows in rooms used for living, dining, cooking or sleeping purposes, and toilet and bath buildings, shall be provided and maintained with insect screening.*

~~1203.1.2 [For HCD 1] Door screening.~~ *Door openings of rooms used for dining, cooking, toilet and bathing facilities in employee housing shall be provided and maintained with insect screening or with solid doors equipped with self-closing devices in lieu thereof, when approved by the enforcement agency.*

*(Section 1203.1, Exception 3, 2001 CBC) For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development, 3. [For HCD 1] The windows, doors, louvers or other approved closeable openings not required by Section 310.4 1026 may open into a passive solar energy collector for light and ventilation required by this section. When this occurs, the area of required percentages of natural light and ventilation openings to the outside in the passive solar energy collector shall increase be increased to compensate for covered the openings required by the interior space.*

**1203.4.2 Contaminants exhausted.** Contaminant sources in naturally ventilated spaces shall be removed in accordance with the International California Mechanical Code and the International Fire Code.

**1203.4.2.1 Bathrooms.** Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated in accordance with the International California Mechanical Code.

**1203.5 Other ventilation and exhaust systems.** Ventilation and exhaust systems for occupancies and operations involving flammable or combustible hazards or other contaminant sources as covered in the International California Mechanical Code or the International Fire Code shall be provided as required by both Codes.

#### **1204.1 Equipment and systems.**

Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor on the design heating day.

#### **Exceptions:**

1. Interior spaces where the primary purpose is not associated with human comfort.

*(Section 310.11 Exception, 2001 CBC) EXCEPTION [For HCD 1]: 2. For limited-density owner-built rural dwellings, a heating facility or appliance shall be installed in each dwelling subject to the provisions*



of Subchapter 1, Chapter 1, Title 25, California Code of Regulations; commencing with Section 74; however, there shall be no specified requirement for heating capacity or temperature maintenance. The use of solid-fuel or solar-heating devices shall be deemed as complying with the requirements of this Section. If nonrenewable fuel is used in these dwellings, rooms so heated shall meet current installation standards.

**1203.2.1 [For HCD 1] Passive solar energy collectors.** *Note: For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development.* When a passive solar energy collector is designed as a conditioned area it shall comply with the California Energy Code, Title 24, Part 6, ~~commencing with Section 10-104.~~ Non-conditioned passive solar energy collectors are exempt from Title 24, Part 6.

**1205.1 General.** Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light in accordance with Section 1205.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section 1206.

*For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development.* ~~1203.2.2 [For HCD 1]~~ Glazed openings ~~covered by a passive solar energy collector shall comply with Section 1203.1, Exception 3~~ may open into a passive solar energy collector provided the area of exterior glazed openings in the passive solar energy collector is increased to compensate for the area required by the interior space.

**1206.3.3 Court drainage.** The bottom of every court shall be properly graded and drained to a public sewer or other approved disposal system complying with the ~~International~~ California Plumbing Code.

## SECTION 1207 SOUND TRANSMISSION

**1207.1 Scope.** This Section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.

**1207.2 Air-borne sound.** Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.

**1207.3 Structure-borne sound.** Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.

(Appendix Section 1208.A, 2001 CBC) ~~SECTION 1208A—SOUND TRANSMISSION CONTROL~~

**1208A.1 [For HCD 1] General.**

**1208A.1.1 1207.1 [For HCD 1] Purpose and scope.** The purpose of this Section is to establish uniform minimum noise insulation performance standards to protect persons within ~~new~~ hotels, motels, dormitories, apartment houses and dwellings other than detached single-family dwellings from the effects of excessive noise, including, but not limited to, hearing loss or impairment and interference with speech and sleep. This Section shall apply to all buildings for which applications for building permits were made subsequent to August 22, 1974.

**1208A.1.2 1207.2 Definitions.** The following special definitions shall apply to this Section:

**SOUND TRANSMISSION CLASS (STC)** is a single-number rating used to compare walls, floor-ceiling assemblies and doors for their sound-insulating properties with respect to speech and small household

appliance noise. The STC is derived from laboratory measurements of sound transmission loss across a series of 16 test bands.

Laboratory STC ratings should be used to the greatest extent possible in determining that the design complies with this Section.

**FIELD SOUND TRANSMISSION CLASS (FSTC)** is a single-number rating similar to STC, except that the transmission loss values used to derive the FSTC are measured in the field. All sound transmitted from the source room to the receiving room is assumed to be through the separating wall or floor-ceiling assembly.

This Section does not require determination of the FSTC, and field-measured values of noise reduction should not be reported as transmission loss.

**IMPACT INSULATION CLASS (IIC)** is a single-number rating used to compare the effectiveness of floor-ceiling assemblies in providing reduction of impact-generated sounds such as footsteps. The IIC is derived from laboratory measurements of impact sound pressure level across a series of 16 test bands using a standardized tapping machine. Laboratory IIC ratings should be used to the greatest extent possible in determining that the design complies with this Section.

**FIELD IMPACT INSULATION CLASS (FIIC)** is a single-number rating similar to the IIC, except that the impact sound pressure levels are measured in the field.

**NOISE ISOLATION CLASS (NIC)** is a single-number rating derived from measured values of noise reduction between two enclosed spaces that are connected by one or more paths. The NIC is not adjusted or normalized to a standard reverberation time.

**NORMALIZED NOISE ISOLATION CLASS (NNIC)** is a single-number rating similar to the NIC, except that the measured noise reduction values are normalized to a reverberation time of one-half second.

**NORMALIZED A-WEIGHTED SOUND LEVEL DIFFERENCE (Dn)** means, for a specified source room sound spectrum, Dn is the difference, in decibels, between the average sound levels produced in two rooms after adjustment to the expected acoustical conditions when the receiving room under test is normally furnished.

**DAY-NIGHT AVERAGE SOUND LEVEL (Ldn)** is the A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 db adjustment added to sound levels occurring during nighttime hours (10 p.m. to 7 a.m.).

**COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)** is a metric similar to the Ldn, except that a 5 db adjustment is added to the equivalent continuous sound exposure level for evening hours (7 p.m. to 10 p.m.) in addition to the 10 db nighttime adjustment used in the Ldn.

**1208A.1.3 1207.3 Relevant standards.** The current edition of the following standards is generally applicable for determining compliance with this Section. Copies may be obtained from the American Society for Testing and Materials (ASTM) at ~~4916 Race Street, Philadelphia, Pennsylvania 19103~~ 100 Barr Harbor Drive, West Conshohocken, PA, 19428-2959.

ASTM C 634, Standard Definitions of Terms Relating to Environmental Acoustics.

ASTM E 90, Standard Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.

ASTM E 336, Standard Test Method for Measurement of Airborne Sound Insulation in Buildings.

ASTM E 413, Standard Classification for Determination of Sound Transmission Class.

ASTM E 492, Standard Method of Laboratory Measurement of Impact Sound Transmission Through Floor-Ceiling Assemblies Using the Tapping Machine.

ASTM E 497, Standard Recommended Practice for Installation of Fixed Partitions of Light Frame Type for the Purpose of Conserving Their Sound Insulation Efficiency.

ASTM E 597, Recommended Practice for Determining A a Single-Number Rating of Airborne Sound Isolation in Multi-unit Building Specifications.

ASTM E 966, Standard Guide for Field Measurement of Airborne Sound Insulation of Building Facades and Facade Elements.

ASTM E 989, Standard Classification for Determination of Impact Insulation Class (IIC).

ASTM E 1007, Standard Test Method for Field Measurement of Tapping Machine Impact Sound Transmission Through Floor-Ceiling Assemblies and Associated Support Structures.

ASTM E 1014, Standard Guide for Measurement of Outdoor A-Weighted Sound Levels.

**1208A.1.4 1207.4 [For HCD 4] Complaints.** Where a complaint as to noncompliance with this chapter requires a field test, the complainant shall post a bond or adequate funds in escrow for the cost of said testing. Such costs shall be chargeable to the complainant if the field tests show compliance with this chapter. If the tests show noncompliance, testing costs shall be borne by the owner or builder.

**1208A.1.5 1207.5 Local modification.** The governing body of any city or county or city and county may, by ordinance, adopt changes or modifications to the requirements of this Section as set forth in Section 17922.7 of the Health and Safety Code.

**1208A.1.6 1207.6 Interdwelling sound transmission control.**

**1208A.1.6.1 1207.6.1 Wall and floor-ceiling assemblies.** Wall and floor-ceiling assemblies separating dwelling units or guest rooms from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.

**Exception:** Impact sound insulation is not required for floor-ceiling assemblies over nonhabitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

**1208A.2 1207.7 Airborne Sound Insulation.** All such acoustically rated separating wall and floor-ceiling assemblies shall provide airborne sound insulation equal to that required to meet a sound transmission class (STC) rating of 50 based on laboratory tests as defined in ASTM E 90 and E 413. Field-tested assemblies shall meet a noise isolation class (NIC) rating of 45 for occupied units and a normalized noise isolation class (NNIC) rating of 45 for unoccupied units as defined in ASTM Standards E 336 and E 413. ASTM E 597 may be used as a simplified procedure for field tests of the airborne sound isolation between rooms in unoccupied buildings. In such tests, the minimum value of  $D_n$  is 45 db for compliance.

Entrance doors from interior corridors together with their perimeter seals shall have STC ratings not less than 26. Such tested doors shall operate normally with commercially available seals.

Solid-core wood-slab doors 1 3/8 inches (35 mm) thick minimum or 18 gauge insulated steel-slab doors with compression seals all around, including the threshold, may be considered adequate without other substantiating information.

Field tests of corridor walls should not include segments with doors. If such tests are impractical, however, the NIC or NNIC rating for the composite wall-door assembly shall not be less than 30.

Penetrations or openings in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings.

**1208A.3 1207.8 Impact Sound Insulation.** All acoustically rated separating floor-ceiling assemblies shall provide impact sound insulation equal to that required to meet an IIC rating of 50 based on laboratory tests as defined in ASTM E 492 and E 989. Field-tested assemblies shall meet a field impact insulation class (FIIC) rating of 45 for both occupied and unoccupied units as defined in ASTM E 1007 and E 989, with the exception that the measured impact sound pressure levels shall not be normalized to a standard amount of absorption in the receiving room.

Floor coverings may be included in the assembly to obtain the required ratings. These coverings must be retained as a permanent part of the assembly and may be replaced only by other floor coverings that provide the required impact sound insulation.

#### **1208A.4 1207.9 Tested Assemblies.**

**1208A.4.1** Laboratory-tested wall or floor-ceiling designs having STC or IIC ratings of 50 or more may be used by the building official to determine compliance with this Section during the plan review phase. Field tests shall be required by the building official when evidence of sound leaks or flanking paths is noted, or when the separating assembly is not built according to the approved design.

**1208A.4.2** Generic sound transmission control systems as listed in the Catalog of STC and IIC Ratings for Wall and Floor-Ceiling Assemblies, as published by the Office of Noise Control, California Department of Health Services, or the Fire Resistance Design Manual, as published by the Gypsum Association, may be used to evaluate construction assemblies for their sound transmission properties. Other tests from recognized laboratories may also be used. When ratings for essentially similar assemblies differ, and when ratings are below STC or IIC 50, field testing may be used to demonstrate that the building complies with this Section.

**1208A.4.3** For field testing, rooms should ideally be large and reverberant for reliable measurements to be made in all test bands. This is often not possible for bathrooms, kitchens, hallways or rooms with large amounts of sound-absorptive materials. Field test results should, however, report the measured values in all bands, noting those which do not meet relevant ASTM criteria for diffusion.

**1208A.4.4** It should be noted that STC ratings do not adequately characterize the sound insulation of construction assemblies when the intruding noise is predominantly low-pitched, as is often produced by amplified music or by large pieces of mechanical equipment.

It should also be noted that the transmission of impact sound from a standardized tapping machine may vary considerably for a given design due to differences in specimen size, flanking transmission through associated structure and the acoustical response of the room below. Laboratory IIC values should therefore be used with caution when estimating the performance of hard-surfaced floors in the field. Additionally, IIC ratings may not always be adequate to characterize the subjectively annoying creak or boom generated by footfalls on a lumber floor.

**1208A.5 1207.10 Certification.** Field testing, when required, shall be done under the supervision of a person experienced in the field of acoustical testing and engineering ~~and~~, who shall forward test results to the building official showing that the sound isolation requirements stated above have been met. Documentation of field test results should generally follow the requirements outlined in relevant ASTM standards.

#### **1208A.8 1207.11 Exterior Sound Transmission Control.**

**1208A.8.1 1207.11.1 Application.** Consistent with local land-use standards, residential structures located in noise critical areas, such as proximity to highways, county roads, city streets, railroads, rapid transit lines, airports or industrial areas, shall be designed to prevent the intrusion of exterior noises beyond prescribed levels. Proper design shall include, but shall not be limited to, orientation of the residential structure, setbacks, shielding and sound insulation of the building itself.

**1208A.8.2 1207.11.2 Allowable interior noise levels.** Interior noise levels attributable to exterior sources shall not exceed 45 db in any habitable room. The noise metric shall be either the day-night average sound level (Ldn) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan.

**NOTE:** Ldn is the preferred metric for implementing these standards. Worst-case noise levels, either existing or future, shall be used as the basis for determining compliance with this Section. Future noise levels shall be predicted for a period of at least 10 years from the time of building permit application.

**1208A.8.3 1207.11.3 Airport noise sources.** Residential structures to be located where the annual Ldn or CNEL (as defined in Title 21, Subchapter 6, California Code of Regulations) exceeds 60 db shall require an acoustical analysis showing that the proposed design will achieve prescribed allowable interior level. For

public-use airports or heliports, the Ldn or CNEL shall be determined from the airport land-use plan prepared by the county wherein the airport is located. For military bases, the Ldn shall be determined from the facility Air Installation Compatible Use Zone (AICUZ) plan. For all other airports or heliports, or public-use airports or heliports for which a land-use plan has not been developed, the Ldn or CNEL shall be determined from the noise element of the general plan of the local jurisdiction.

When aircraft noise is not the only significant source, noise levels from all sources shall be added to determine the composite site noise level.

**~~1208A.8.4~~ 1207.11.4 Other noise sources.** Residential structures to be located where the Ldn or CNEL exceeds 60 db shall require an acoustical analysis showing that the proposed design will limit exterior noise to the prescribed allowable interior level. The noise element of the local general plan shall be used to the greatest extent possible to identify sites with noise levels potentially greater than 60 db.

**~~1208A.8.5~~ 1207.12 Compliance.** Evidence of compliance shall consist of submittal of an acoustical analysis report, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for a building permit. The report shall show ~~Topographical~~ relationships of noise sources and dwelling sites, identification of noise sources and their characteristics, predicted noise spectra and levels at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction (measured or obtained from published data), noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met.

If interior allowable noise levels are met by requiring that windows be unopenable or closed, the design for the structure must also specify a ventilation or air-conditioning system to provide a habitable interior environment. The ventilation system must not compromise the dwelling unit or guest room noise reduction.

**~~1208A.8.6~~ 1207.13 Field testing.** When inspection indicates that the construction is not in accordance with the approved design, or that the noise reduction is compromised due to sound leaks or flanking paths, field testing may be required. A test report showing compliance or noncompliance with prescribed interior allowable levels shall be submitted to the building official.

Measurements of outdoor sound levels shall generally follow the guidelines in ASTM E 1014.

Field measurements of the A-weighted airborne sound insulation of buildings from exterior sources shall generally follow the guidelines in ASTM E 966.

For the purpose of this standard, sound level differences measured in unoccupied units shall be normalized to a receiving room reverberation time of one-half second. Sound level differences measured in occupied units shall not be normalized to a standard reverberation time.

## SECTION 1208 INTERIOR SPACE DIMENSIONS

**1208.1 Minimum room widths.** Habitable spaces, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

**~~310.6.3 EXCEPTION [For HCD 1]:~~** For limited-density owner-built rural dwellings, there shall be no requirements for room dimensions, provided there is adequate light and ventilation and adequate means of egress.

**~~310.7 [For HCD 1]~~ 1208.4 Efficiency dwelling units.** An efficiency living unit shall conform to the requirements of the Code except as modified herein or as provided in Health and Safety Code Section ~~17958.4~~ Unless modified by local ordinance pursuant to Health and Safety Code Section 17958.1, efficiency dwelling units shall comply with the following:

1. The unit shall have a living room of not less than 220 square feet (20.4 m<sup>2</sup>) of floor area. An additional 100 square feet (9.3 m<sup>2</sup>) of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this Code shall be provided.

4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

**Note:** ~~Notwithstanding other provisions of law, the applicable subsection of the Health and Safety Code is repeated here for clarity and reads as follows~~ For additional information, see Health and Safety Code Section 17958.1.

~~**Section 17958.1.** Notwithstanding Sections 17922, 17958, and 17958.5, a city or county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part. "Efficiency unit," as used in this Section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference in Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations.~~

~~"Efficiency unit," as used in this Section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference in Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations.~~

**1209.3 Mechanical appliances.** Access to mechanical appliances installed in under-floor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the ~~International~~ California Mechanical Code.

## **SECTION 1211** **GARAGE DOOR SPRINGS**

~~**Section 312.7 1211.1 [For HCD 1 and HCD 2] Springs General.** This section shall apply to applications listed in Sections 108.2.1.1 and 108.2.1.3 regulated by the Department of Housing and Community Development.~~

~~**312.7.1 1211.1.1 Extension garage door springs.** Every garage door spring sold or offered for sale, whether new or as a replacement, or installed in any garage or carport which is accessory to an apartment house, hotel, motel or dwelling shall conform to the following requirements:~~

~~**312.7.1.1** Hard-drawn spring wire shall conform to ~~ASTM A-22-71~~ ASTM A227-71 or a more current version, and shall be made by the steel processes described therein, conforming to the chemical compositions requirements listed and meeting the standards of steel heat as set forth by the ladle analysis. Wire tensile strength and dimension variations shall meet the prescribed properties of established standards.~~

~~**312.7.1.2** Oil-tempered wire shall conform to ~~ASTM A-229-71~~ ASTM A229 -71 or a more current version, and shall be made by the steel processes described therein, conforming to the chemical compositions requirements listed and meeting the standards of steel heat as set forth by the ladle analysis. Wire tensile strength and dimension variations shall meet the prescribed properties of established standards.~~

~~**312.7.1.3** Extension springs shall be fabricated from either hard-drawn spring wire or oil-tempered wire as required in Sections 312.7.1.1 and 312.7.1.2 specified above.~~

~~**312.7.2 1211.2 Design standards.** Minimum design standard shall be 9,000 cycles. (One cycle is equal to door opening plus door closing at maximum working load.)~~

~~**312.7.3 1211.3 Certification.**~~

~~**312.7.3.1** Mill certification of wire physical tests and chemical properties shall be kept on file by the spring manufacturer.~~

**312.7.3.2** *Physical cycling tests shall be performed for each spring design and shall be certified by an approved testing agency acceptable to the department and reports kept on file by the manufacturer.*

*Containment devices shall be physically tested for each spring design by installing the device on the spring and by destroying the spring at maximum recommended stretch. Containment tests shall be certified by an approved testing agency acceptable to the department and reports kept on file by the manufacturer.*

**312.7.4 1211.4 Containment devices.** *Each spring shall be equipped with an approved device capable of restraining the spring or any part thereof in the event it breaks.*

**312.7.5 1211.5 Identification.** *Springs shall be permanently identified as to manufacturer and also to indicate maximum recommended stretch. Both springs and containment devices shall bear information stating that they have been manufactured in accordance with requirements of the California Department of Housing and Community Development.*

**312.7.6 1211.6 Installation.** *Installation of springs, containment devices and hardware shall be in accordance with the manufacturer's installation instructions. Instructions shall be provided by the manufacturer and shall specify the approved method of restraint and maximum recommended stretch. Unless otherwise permitted by the manufacturer's installation instructions, the hardware and springs shall be mounted to nominal 12 by 6 framing members which shall be of a species identified as Group I or II in Volume 3, Chapter 23, Division III.*

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **CHAPTER 13**

### **ENERGY EFFICIENCY**

**(Note: This chapter is not adopted. HCD is proposing it be removed in its entirety from the California Building Code.)**

**MATRIX ADOPTION TABLE NOTATION:**

*The ♦ designation indicates that the State Fire Marshal's adoption of this chapter is applicable to structures subject to HCD 1 and HCD 2.*

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **CHAPTER 24**

### **GLASS AND GLAZING**

**(Note: Adopt the entire chapter without amendments.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 25

### GYPSUM BOARD AND PLASTER

**(Note: Adopt the entire chapter without amendments.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 26

### PLASTIC

**(Note: Adopt the entire chapter without amendments.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 27

### ELECTRICAL

**(Note: Adopt only those Sections listed in the matrix adoption table.)**

**2701.1 Scope.** This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this Code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the ~~ICC~~ California Electrical Code.

**NOTE:** Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 28

### MECHANICAL SYSTEMS

**(Note: Adopt only those Sections listed in the matrix adoption table.)**

**2801.1 Scope.** Mechanical appliances, equipment and systems shall be constructed, installed and maintained in accordance with the ~~International Mechanical Code and the International Fuel Gas Code~~ California Mechanical Code. Masonry chimneys, fireplaces and barbecues shall comply with the ~~International~~ California Mechanical Code and Chapter 21 of this Code.

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.



## CHAPTER 29

### PLUMBING SYSTEMS

(Note: Adopt only those Sections listed in the matrix adoption table.)

**2901.1 Scope.** The provisions of this chapter and the International *California* Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the International *California* Plumbing Code. Private sewage disposal systems shall conform to the International Private Sewage Disposal *California Plumbing* Code.

(Section 2902.6 Note, 2001 CBC) ~~[For HCD 1]~~ **NOTE:** See Exception to Section 303, Part 5, Title 24, California Code of Regulations.

#### NOTE:

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 30

### ELEVATORS AND CONVEYING SYSTEMS

(Note: Adopt only those Sections listed in the matrix adoption table.)

#### MATRIX ADOPTION TABLE NOTATION:

The ♦ designation indicates that the State Fire Marshal's adoption of this chapter or Sections is applicable to structures subject to HCD 1 and/or HCD 2.

**3001.1** ~~[For HCD 1 and HCD 1/AC]~~ *For elevators and special access lifts in covered multifamily dwellings see Chapter 11A, Section 1110A.*

**3001.3 Accessibility.** Passenger elevators required to be accessible by Chapters 11A or 11B shall conform to IGC A117.4 Chapter 11A for applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development or Chapter 11B for applications listed in Section 109 regulated by the Division of the State Architect.

#### NOTE:

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 31

### SPECIAL CONSTRUCTION

(Note: Adopt only those Sections listed in the matrix adoption table.)

**3104.2 Separate structures.** Connected buildings shall be considered to be separate structures.

#### Exceptions:

1. Buildings on the same lot in accordance with Section 503.1.2.

2. For purposes of accessibility ~~calculating the number of Type B units required by Chapter 11 as required by Chapter 11A~~, structurally connected buildings, buildings connected by stairs, walkways, or roofs, and buildings with multiple wings shall be considered one structure.

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 32

### ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY

(Note: Adopt entire chapter without amendments.)

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 33

### SAFEGUARDS DURING CONSTRUCTION

(Note: Adopt only those Sections listed in the matrix adoption table.)

**3306.2 Walkways.** A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless the authority having jurisdiction authorizes the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, but in no case shall they be less than 4 feet (1219 mm) in width. Walkways shall be provided with a durable walking surface. Walkways shall be accessible in accordance with Chapters 11A or 11B and shall be designed to support all imposed loads and in no case shall the design live load be less than 150 pounds per square foot (psf) (7.2 kN/m<sup>2</sup>).

**NOTE:** Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## CHAPTER 34

### EXISTING STRUCTURES

(Note: Adopt only those Sections listed in the matrix adoption table.)

**MATRIX ADOPTION TABLE NOTATION:**

The ♦ designation indicates that the State Fire Marshal's adoption of this chapter is applicable to structures subject to HCD 1 and HCD 2.

**3401.1 Scope.** The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing structures.

**Exceptions:**

1. Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300-02.

~~2. **3401.2 [For HCD 2] Scope.** The provisions and statutes of Section 104.2.1.1 shall control For moved buildings and maintenance, alteration, repair, addition, or change of occupancy to existing buildings and accessory structures in mobilehome parks or special occupancy parks as provided in Section 404.47.40 108.2.1.3 See California Code of Regulations, Title 25, Division 1, Chapter 2, and 2.2.~~

**3401.3 Compliance with other Codes.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Fuel Gas Code, International California Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code, International California Mechanical Code, International Residential Code and ICC California Electrical Code. For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development, See Chapter 34, Section 3403.1, Exception 2 and Title 25, Division 1, Chapter 1, Subchapter 1, Article 1, commencing with Section 1 for existing buildings or structures.

**104.13 [For HCD 1] Additions, alterations, repairs and moved buildings.**

~~**104.2.8.2 [For HCD 1] Additions, alterations, repairs and moved buildings.** Subject to other provisions of law, alterations, repairs, replacements, occupancy, use and maintenance provisions, and moved buildings are referenced in the State Housing Law, Health and Safety Code Sections 17912, 17920.3, 17922 (c), 17922.3, 17958.8 and 17958.9 and California Code of Regulations, Title 25, Chapter 1 commencing with Section 1 Health and Safety Code Sections 17958.8 and 17958.9 are repeated to provide clarity and read as follows:-~~

~~**Section 17958.8.** Local ordinances or regulations governing alterations and repair of existing buildings shall permit the replacement, retention, and extension of original materials and the use of original methods of construction as long as the hotel, lodging house, motel, apartment house, or dwelling, or portions thereof, or building and structure accessory thereto, complies with the provisions published in the State Building Standards Code and the other rules and regulations of the department or alternative local standards adopted pursuant to Section 17920.7 and does not become or continue to be a substandard buildings.~~

**3403.1 Existing buildings or structures.** Additions or alterations to any building or structure shall conform with the requirements of the Code for new construction. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any provisions of this Code. An existing building plus additions shall comply with the height and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the Code requirements for a new structure.

**Exceptions:**

~~1. **310.14.1 [For HCD 1]** Limited-density owner-built rural dwellings. The provisions regulating the erection and construction of dwellings and appurtenant structures shall not apply to existing structures as to which construction is commenced or approved prior to the effective date of these regulations. Requirements relating to use, maintenance and occupancy shall apply to all dwellings and appurtenant structures approved for construction or constructed before or after the effective date of this chapter.~~

~~2. For applications listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development, local ordinances or regulations shall permit the replacement, retention, and extension of original materials, and the use of original methods of construction, for any building or accessory structure, provided such building or structure complied with the building Code provisions in effect at the time of original construction and the building or accessory structure does not become or continue to be a substandard building. For additional information, see Health and Safety Code Sections 17912, 17920.3, 17922(d), 17922.3, 17958.8 and 17958.9.~~

~~**3405.1 Conformance. [For HCD 1]** No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this Code for such division or group of occupancy....~~

~~(Section 104.2.8.2, Reprinted reference, 2001 CBC)**Section 17958.9.** Local ordinances or regulations governing the moving of apartment houses and dwellings shall, after July 1, 1978, permit the retention of existing materials and methods of construction so long as the apartment house or dwelling complies with the~~

~~building standards for foundation applicable to new construction, and does not become or continue to be a substandard building.~~

**3408.1 Conformance.** Structures moved into or within the jurisdiction shall comply with the provisions of this Code for new structures.

**Exception:** After July 1, 1978, local ordinances or regulations for moved apartment houses and dwellings under the application listed in Section 108.2.1.1 regulated by the Department of Housing and Community Development shall permit the retention of existing materials and methods of construction, provided the apartment house or dwelling complies with the building standards for foundations applicable to new construction and does not become or continue to be a substandard building. For additional information, see Health and Safety Code Section 17958.9.

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **CHAPTER 35**

### **REFERENCED STANDARDS**

**(Note: Adopt entire chapter without amendments.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **APPENDIX CHAPTER 1 ADMINISTRATION**

**(Note: Adopt only those Sections listed in the matrix adoption table.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **APPENDIX A EMPLOYEE QUALIFICATIONS**

**(Note: This appendix is not adopted.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**APPENDIX B  
BOARD OF APPEALS**

**(Note: This appendix is not adopted.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**APPENDIX C  
GROUP U – AGRICULTURAL BUILDINGS**

**(Note: This appendix is not adopted.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**APPENDIX D  
FIRE DISTRICTS**

**(Note: This appendix is not adopted.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**APPENDIX F  
RODENT PROOFING**

**(Note: This appendix is not adopted.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

**APPENDIX G  
FLOOD RESISTANT CONSTRUCTION**

**(Note: This appendix is not adopted.)**

**NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **APPENDIX H SIGNS**

**(Note: This appendix is not adopted.)**

### **NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **APPENDIX I PATIO COVERS**

**(Note: Adopt entire IBC appendix without amendments for HCD 1 only.)**

### **NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **APPENDIX J GRADING**

**(Note: Adopt entire appendix for HCD 1 only.)**

### **NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **APPENDIX K ICC ELECTRICAL CODE**

**(Note: This appendix is not adopted.)**

### **NOTE:**

Authority: Health and Safety Code Sections 17040, 17921, 17922, 18300, 18865 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17060, 17910 through 17990, 18620, 18630, 18640, 18670, 18690, 18691, 18873 through 18873.5 and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.